

2021 Millbourne Road West NW Position of Administration: Support



Summary

Bylaw 21088 proposes a rezoning from a Site Specific Development Control Provision (DC2.955) to a Direct Control Zone (DC) to allow for medium scale housing and community amenities.

Public engagement for this application included a pre-application notice from the applicant, a mailed notice, and information on the City's webpage. Five people were heard from, with approximately 67% in support and 33% in opposition. Most concerns were related to traffic and parking impacts.

Administration supports this application because it:

- Proposes a scale that is compatible with the surrounding neighbourhood and aligns with the direction in The City Plan, Mill Woods & Meadows District Plan, and District Policy.

- Provides an opportunity to introduce a mixed use apartment building with local commercial amenities for the community.
- Preserves \$75,000 in amenity contributions for the community and an enhanced residential amenity on-site.

Application Details

This application was submitted by Regency Developments. The proposed DC Zone is intended to update the existing DC2, which was written under the previous zoning bylaw and prior to the adoption of District Plans. The proposed DC Zone will preserve public and private amenity contributions that are otherwise not found in standard zones and allow for development with the following key characteristics:

- Public amenity contributions for the local community league and a 385 m² outdoor amenity area on the site.
- Mixed use development, primarily consisting of residential with limited commercial opportunities at ground level.
- A maximum height of 23 meters (6 storeys) in alignment with District Policy.
- A maximum Floor Area Ratio of 3.5.

A concurrent development permit application has been received by City Administration and is currently under review.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Site Specific Development Control Provision (DC2.955)	Vacant Lot
North	Small-Medium Scale Transition Residential Zone (RSM h12)	Duplexes
	Small Scale Residential Zone (RS)	Single detached houses
East	Medium Scale Residential Zone (RM h16)	Fourplex
	Small Scale Residential (RS)	Single detached houses
South	Small-Medium Scale Transition Residential Zone (RSM h12)	Duplexes
West	Urban Facilities Zone	Millbourne Community Life Centre



View of the vacant site facing east from 79 Street NW.



View of the vacant site facing north from Millbourne Road West NW.

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because little response was received from the advance notifications. The basic approach included:

Pre-Application Notice (from applicant), September 16, 2024

- Notification radius: 150 metres
- Number of recipients: 248
- Number of responses (as reported by the applicant): 2
- Main comments received (as reported by the applicant):
 - Clarification regarding the intent of the rezoning.

- Concerns regarding density and parking

Mailed Notice, January 16, 2025

- Notification radius: 150 metres
- Recipients: 248
- Responses: 3
 - In support: 1 (33%)
 - In opposition: 1 (33%)
 - Mixed/Questions only: 1 (33%)

Site Signage, February 5, 2025

- One rezoning information sign was placed on the property so as to be visible from the intersection of Millbourne Road West NW and 76 Street NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- North Millbourne Community League

Common comments heard

- Concerns that the proposed development will impact parking and traffic in the neighbourhood
- Support for the housing opportunities and local commercial amenities the rezoning will provide

Application Analysis

The City Plan

The proposed rezoning is in a redeveloping neighborhood and would support increased residential density near bus routes, services, and amenities. This application aligns with the Big City Moves initiatives of “A Rebuildable City” and “A Community of Communities” by contributing to the goal of constructing 50% of new dwellings through infill development. Additionally, it supports the target of achieving 50% of all trips through transit and active transportation.

Mill Woods & Meadows District Plan

The Mill Woods & Meadows District Plan designates the site as the Urban Mix land use category and supports mid rise buildings on corner sites and at the edge of the neighbourhood where the

block faces a collector roadway. The site meets these criteria because it is located at the corner of Millbourne Road West NW and 76 Street NW, and the latter is a collector road.

The maximum height in the proposed zone is reduced from 12 storeys (42.0 m) to 6 storeys (23.0 m) to align with the 8 storey maximum height allowed for mid rise buildings.



Site analysis context

Land Use Compatibility

The proposed DC Zone is considered compatible with the mix of land uses in the immediate area, and in addition to the reduced height the proposed setbacks and FAR are held the same, preserving the transition to surrounding development.

Impacts to the north, where the site is adjacent to single detached houses, will continue to be mitigated by a rear setback of 10 metres. The site is surrounded by roadways to the east, west, and south which provide separation from surrounding small scale residential development. The existing setbacks are also retained facing these roadways.

	DC2 Zone Current	DC Zone Proposed
Typical Uses	Apartment building and limited commercial uses at ground level	Apartment building and limited commercial uses at ground level
Maximum Height	42.0 m	23.0 m
Maximum Floor Area Ratio	3.5	3.5
Minimum Front Setback (Millbourne Road West NW)	5.0 m	5.0 m
Minimum Side Setback (79 Street NW)	5.5 m	5.5 m
Minimum Side Setback (76 Street NW)	13.5 m	13.5 m
Minimum Rear Setback (Alley)	10.0 m	10.0 m
Maximum Number of Dwellings	320	320

Environment

A Phase II Environmental Site Assessment was accepted in support of the rezoning application.

Mobility

In 2017, a Tweddle Place Traffic and Parking Review was completed for the existing Direct Control provision which determined that the existing transportation network can accommodate the proposed development at acceptable levels of service. Through this analysis, accesses to 76 Street and 79 Street were determined to be suitable for this development. Improvements from the existing DC are maintained in the proposed DC, including:

- Removing the existing access from Millbourne Road;
- Replacement of the yield sign along southbound 79 Street at Millbourne Road with a stop sign; and
- Reconstruction of the existing westbound bus stop along Millbourne Road.

The rezoning area is located near transportation options including existing neighbourhood bike routes along Millbourne Road and 76 Street.

ETS currently operates local bus service nearby on Millbourne Road and 76 Street which connects transit users between Meadows Transit Centre and the Southgate Transit Centre and LRT Station.

Public Contributions

Community amenity contributions of \$75,000 from the existing DC2 Zone are to be retained. This contribution amount will be directed to the North Millbourne Community League for enhancements to Michael's Park.

Utilities

The proposed rezoning is not anticipated to have a significant impact to the existing sanitary and storm sewer systems in the area, and these existing service connections can continue to be utilized.

There is a deficiency in on-street fire protection adjacent to the property in terms of hydrant spacing . Edmonton Fire Rescue Services (EFRS) may be able to perform an Infill Fire Protection Assessment (IFPA) at the Development Permit stage to potentially alter or lessen on-street fire protection infrastructure upgrades, assuming certain criteria are met. The applicant/owner will be responsible for all costs associated with providing required water supply including any changes to the existing water infrastructure required by the proposed zoning.

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