

9703 and 9707 - 76 Avenue NW Position of Administration: Support



Summary

Bylaw 21093 proposes a rezoning from the Medium Scale Residential Zone (RM h16.0) to the Small Scale Residential Zone (RS) to allow for a range of small scale housing.

Public engagement for this application included a mailed notice, site signage, information on the City's webpage. The Administration heard from four people, one with a question, two in support, and one in opposition. Concerns were related to policy direction of The City Plan, and tree preservation.

Administration supports this application because it:

- Is compatible with surrounding land uses.
- Will facilitate the development of a vacant lot.

Application Details

This application was submitted by Clarity Development Advisory on behalf of Timber Haus Developments Inc.

The proposed Small Scale Residential Zone (RS) would allow development with the following key characteristics:

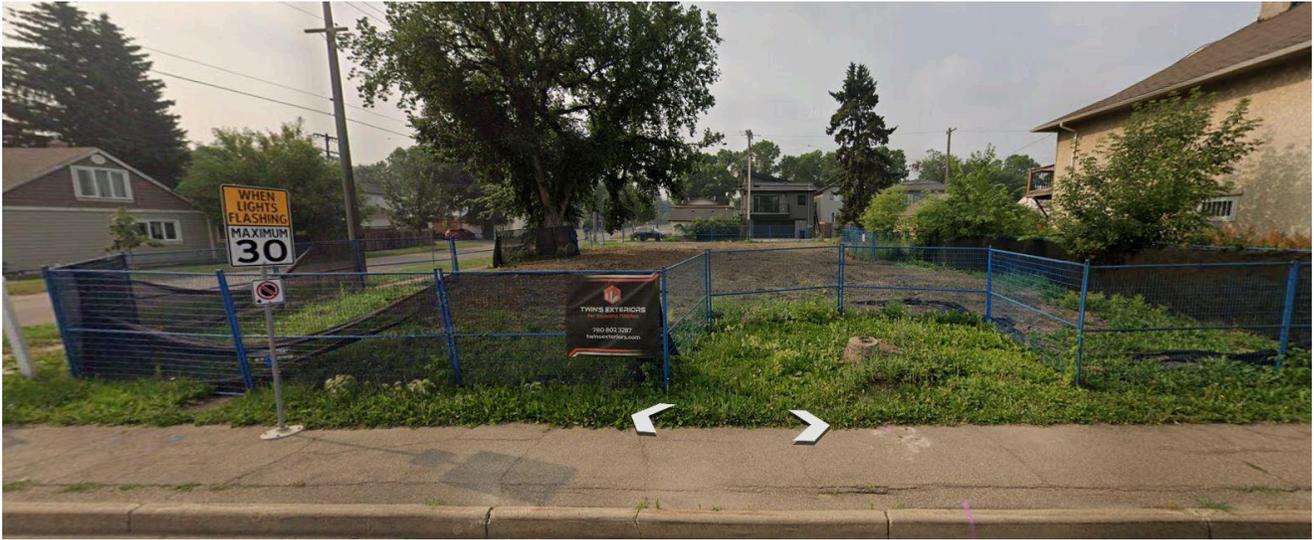
- A range of small scale housing, including single detached housing.
- A maximum height of 10.5 m.
- A maximum site coverage of 45%, with opportunity for +2%.

This site was previously rezoned from the (RF1) Single Family Zone to the (RF6) Medium Density Multiple Family Zone which did include single detached housing as a discretionary use. Through Zoning Bylaw renewal the site was rezoned to the closest equivalent zone RM h16.0, effective January 1, 2024, which restricts the development of single and semi detached, and duplex housing.

Site and Surrounding Area

The proposed rezoning consists of two properties, located at the southwest corner of 76 Avenue and 97 Street, consisting of a total site area of 933 m². The site contains a large, mature American Elm along the east side of the property.

	Existing Zoning	Current Development
Subject Site	Medium Scale Residential Zone (RM h16.0)	Vacant site
North (across 76 Avenue)	Small Scale Residential Zone (RS)	Single detached dwelling
East (across 97 Street)	Small Scale Residential Zone (RS)	Single detached dwelling
South (across lane)	Small - Medium Scale Transition Residential Zone (RSM h12.0)	Single detached dwelling
West (abutting)	Small Scale Residential Zone (RS)	Single detached dwelling



View of site looking south from 76 Avenue NW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because a standard zone is proposed and there was little response to the advance notice. The basic approach included:

Mailed Notice, October 25, 2024

- Notification radius: 60 metres
- Recipients: 76
- Responses: 4
 - In support: 2
 - In opposition: 1
 - Questions only: 1

Site Signage, October 28, 2024

- One rezoning information sign was placed on the property so as to be visible from 76 Avenue and 97 Street.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Ritchie Community League

Common comments heard (number of similar comments in brackets beside comments below):

- Clarification of proposed zoning. (1)
- The development of one large house is not in keeping with the direction of The City Plan. (1)
- Development of a single detached dwelling is better than a vacant lot. (1)
- Retention of the large private tree on site is important. (1)

Assessment of policy, as further outlined in the analysis section of this report was shared with the respondents.

The retention of a tree on private property is the decision of the landowner. The Zoning Bylaw encourages such retention through incentive regulations. There are also District planning policies that support retention of the urban tree canopy through site design. The landowner has indicated their commitment to retain the tree throughout this application and to the community.

Application Analysis

The City Plan

The City Plan emphasizes growth in Nodes and Corridors and provides directions that Secondary Corridors can have a more residential nature and are not meant to be consistent along the entire length of the corridor. Rather, they will have an identity that is reinforced through ongoing redevelopment, investment and growth.

District Plans

The rezoning properties are identified within the Scona District Plan as Urban Mix within the 76 Avenue Secondary Corridor. Generally, district policies expect and focus intensification in Nodes and Corridors, which the current zoning of RMh16 aligns with, while smaller scale development, as proposed through RS in this application, is generally supported in Urban Mix areas outside of Nodes and Corridors. If approved, this rezoning would result in less intense development along the 76 Avenue Secondary Corridor. Administration considers this a tradeoff in exchange for the potential to facilitate development on vacant lots.

District policy also includes urban design policy to encourage built form and open space design that preserves and expands the urban tree canopy, integrates natural features and connectivity, and introduces Low Impact Development or similar nature based solutions.



Site analysis context

Land Use Compatibility

Development along 76 Avenue between 98 and 97 Streets consists of single detached dwellings, on land zoned RS. Development of the rezoning site under the RS Zone is compatible with surrounding development.

Administration worked with the applicant to achieve a small to medium scale zone through this application, ultimately, the applicant decided to pursue the RS Zone. Under the RS Zone, the vacant lots can be consolidated and redeveloped with single detached, semi-detached or duplex housing, or redeveloped as such on two separate lots, while this is not possible under the current RM h16.0 Zone. Both the proposed RS and current RMh16 Zones allow row housing with backyard housing and secondary suites.

Mobility

This rezoning site is well connected to many transportation mode options. There are district connector bike routes along 97 Street and 76 Avenue. There is a capital renewal project underway for 76 Avenue (75 Street to 99 Street) which is currently in the planning and design stages and may include renewal of the existing sidewalk adjacent to the subject site along 76 Avenue. ETS currently operates a community bus service nearby on 76 Avenue.

Vehicle access for the rezoning area will be restricted to the abutting alley. This rezoning will have minimal impacts to the transportation network.

Utilities

Sanitary and storm service connections are available to the site. Should the subject site be developed for uses other than single family or semi-detached housing, a private drainage system consisting of a storm service connection and/or Low Impact Development (LID) will be required.

There is a deficiency in on-street fire protection adjacent to the property in terms of hydrant spacing. The developer will be required to address this deficiency. 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 infrastructure changes required by this application.

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Section: Planning Coordination