

2907 - 67 Street NW

Position of Administration: Support



Summary

Bylaw 21109 proposes a rezoning from the Small Scale Residential Zone (RS) to the Medium Scale Residential Zone (RM h16.0) to allow for low rise residential development with limited commercial opportunities at the ground level.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. Administration heard from four respondents, with two in opposition and two with additional questions and feedback. The concerns were related to impacts on traffic safety and parking congestion and the uncertainty of what the final building design would be.

Administration supports this application because it:

- Will facilitate an increase in residential density in the Mill Woods Major Node near transit, active mobility routes, amenities, and services.

- 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.

Application Details

This application was submitted by Eins Consulting on behalf of the landowner.

The proposed Medium Scale Residential Zone (RM h16.0) would allow development with the following key characteristics:

- Low rise residential development with limited commercial opportunities at the ground level.
- A maximum height of 16.0 metres (approx. 4 storeys).
- A maximum floor area ratio of 2.3 (with bonusing, up to 3.7).

Site and Surrounding Area

The subject site is on the south side of 29 Avenue NW, on the east side of the block bound by 31 Avenue NW to the north and a utility corridor to the south.

	Existing Zoning	Current Development
Subject Site	Small Scale Residential Zone (RS)	Small Scale Residential Zone (RS)
North	Small Scale Residential Zone (RS)	Religious Assembly (Mill Woods Presbyterian Church)
East	Public Utility Zone (PU)	Utility Corridor Minor Utility (Telus Building)
South	Small Scale Residential Zone (RS)	Single detached house
West	Small Scale Residential Zone (RS)	Single detached house



View of the site looking south from 29 Avenue NW (Google Street View Jul 2023)

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the proposed rezoning is to a standard zone of the same category in the Zoning Bylaw and aligns with statutory plans and planning policies in place. The basic approach included:

Mailed Notice, January 13, 2025

- Notification radius: 60 metres
- Recipients: 22
- Responses: 4
 - In support: 0
 - In opposition: 2
 - Mixed/Questions only: 2

Site Signage, February 10, 2025

- One rezoning information sign was placed on the property in a location visible from 29 Avenue NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Lakewood Community League
- Mill Woods Presidents Council (MWPC)

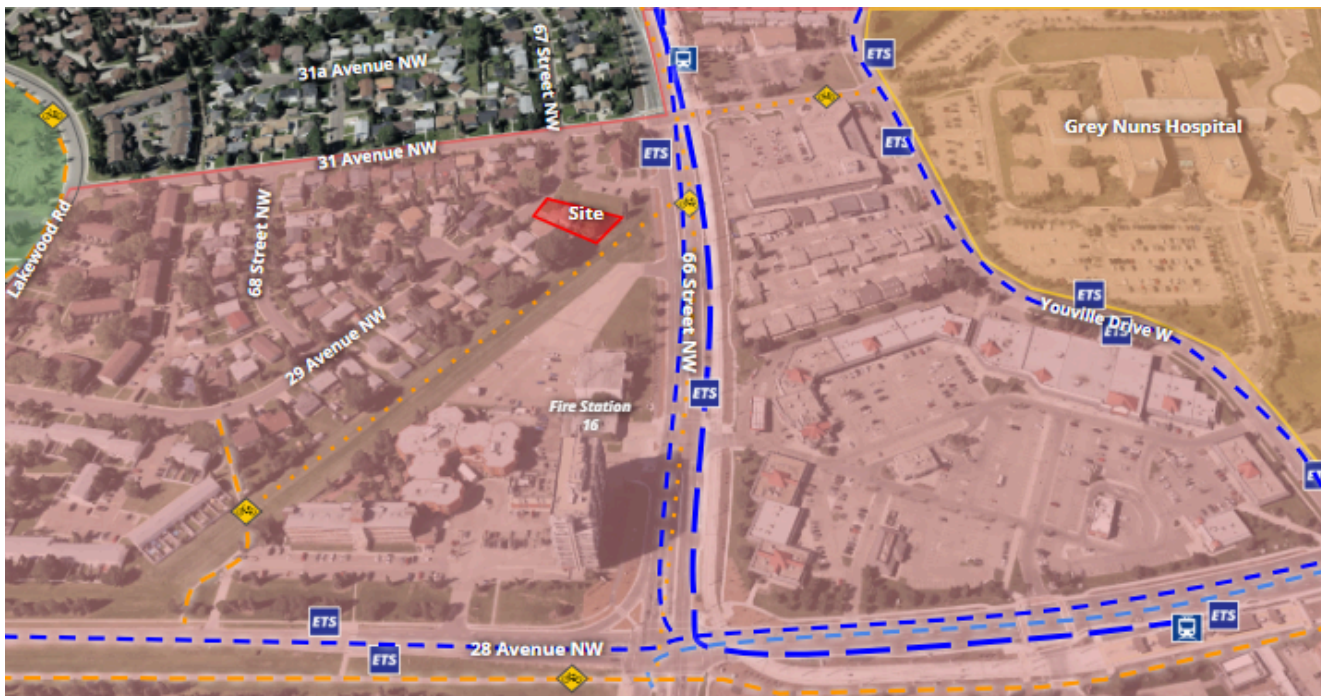
Application Analysis

The City Plan

The subject site is designated residential and is located within the Mill Woods Major Node. The proposed rezoning supports increased residential density, aligning with the Big City Moves initiatives: 'A Rebuildable City' and 'A Community of Communities.' This aligns with the goal of having 50 percent of new dwellings constructed through infill and contributes to the target of 50 percent of trips being made by transit and active transportation.

District Plans

The subject site, designated as Urban Mix within the Mill Woods and Meadows District Plan, is situated on the edge of the Mill Woods Major Node, a designated Priority Growth Area. The Urban Mix designation allows for a combination of housing, shops, services, and offices. The proposed RM h16.0 zone permits stand alone residential development with limited commercial opportunities on the ground floor, aligning with the Urban Mix land use designation. The RM h16.0 zone, which allows for various configurations of multi-unit residential development, is consistent with District Policy 2.4.3.1, promoting low rise structures (up to 4 storeys) within Major Nodes. The zoning designation aligns with the overall district plan and supports a balance of urban development and residential living within the Mill Woods Major Node and surrounding areas.



Site analysis context (■ - Major Node; ■ - Institutional Site)

Land Use Compatibility

The subject site is surrounded by single-detached dwellings to the north and west, and a church to the northeast. To the south, a utility corridor zone has been designated as a Habitat Greenway. The RM h16.0 Zone is considered compatible with the surrounding land uses.

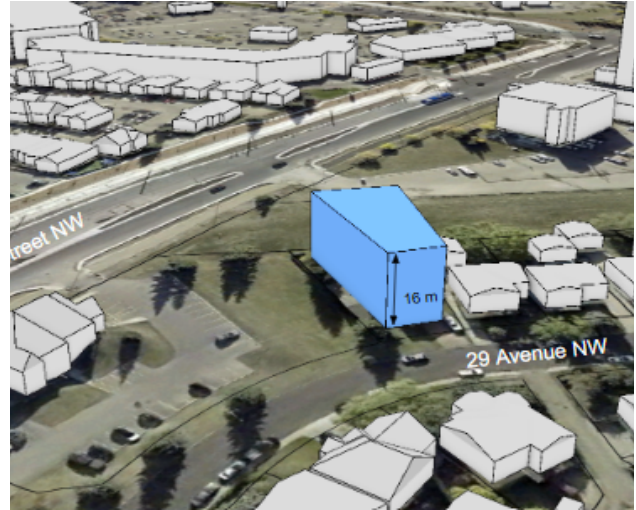
To ensure compatibility and minimize potential disruptions to neighboring properties, zoning regulations specify setback requirements. Generally, a 3-meter side setback is required to provide adequate space and separation between properties. However, an alternative provision allows for a reduced side setback of 1.5 meters on each side if the proposed building does not exceed a height of 12 meters. This flexibility supports varied building designs and densities while maintaining neighborhood character and minimizing impacts on adjacent properties.

	RS Zone Current	RM h16.0 Zone Proposed
Typical Uses	Residential	Residential, with limited commercial at ground level
Maximum Height	10.5 m	16.0 m
Maximum Floor Area Ratio	N/A	2.3 (with bonusing, up to 3.7)
Minimum Front Setback (29 Avenue NW)	4.5 m	4.5 m
Minimum Interior Side Setback	1.2m or 1.5m (if multi-unit housing faces the interior lot line)	3.0 m (if height above 12.0 m) 1.5 m (if height 12.0 m or less)
Maximum Site Coverage	45 %	N/A
Maximum Number of Dwellings	8 maximum No minimum	No maximum 4 minimum

While both the current and proposed zones would allow for a small multi-unit housing development, the proposed zone allows for more height and site coverage. Below are models which provide a generalized example of what can be developed at the maximum extent of the site and building regulations in the current and proposed zones.



Model #1 - Current RS Zone



Model #2 - RM h16.0 Zone - 16 m



Model #2 - RM h16.0 Zone - 12 m

Mobility

The subject site is connected to various transportation options. Edmonton Transit Service currently operates several bus routes on Youville Drive, 31 Avenue and 28 Avenue, and the site is within walking distance of the Grey Nuns LRT stop on 66 Street NW.

Existing bike routes include 28 Avenue, Lakewood Road East NW, and 66 Street. Future neighborhood bike routes include Youville Dr. West (planned as a shared-use pathway between 66 Street and 34 Avenue, with construction scheduled for 2025) and a diagonal grassy path connecting 66 Street and 28 Avenue.

Open Space

To minimize impacts on the adjacent Habitat Greenway, future development should consider incorporating features such as downward-directed lighting with flat lens fixtures to reduce glare, bird-friendly glass, flat-top fencing, and native or naturalized landscaping.

Utilities

Development allowed under the proposed zone would be required to include on-site stormwater management techniques utilizing a controlled outflow rate to mitigate its impact on the existing drainage infrastructure. Details of the required stormwater management will be reviewed at the Development Permit stage.

There is a deficiency in on-street fire protection adjacent to the property in terms of hydrant spacing. Edmonton Fire Rescue Services is performing a risk-based Infill Fire Protection Assessment to potentially alter or lessen on-street fire protection infrastructure upgrades, assuming certain criteria are met. This could potentially be re-evaluated at the development permit stage.

The applicant/owner will be responsible for all costs associated with providing the required water supply, including any changes to the existing water infrastructure required by the proposed zoning.

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Branch: Development Services

Section: Planning Coordination