

7711C & 101 to 418, 7711 - 71 Street NW; 8015 & 8021 - 71 Street NW; 101 to 426, 7909 - 71 Street NW; 127 to 447, 7825 - 71 Street NW; and 148 to 461, 7805 - 71 Street NW

Position of Administration: Support



Summary

Bylaw 21159 proposes a rezoning from a Direct Control Zone (DC2.767) to a new Direct Control (DC) Zone to allow for multi-unit residential development up to approximately 6 storeys. Charter Bylaw 21160 proposes an amendment to the Southeast District Plan to facilitate the rezoning.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. Administration heard from 7 residents, 6 of whom are in opposition and 1 in support.

Administration supports this application because it:

- Is compatible with the surrounding development.
- Aligns with The City Plan's Big City Move of Rebuildable City to add infill units in the redeveloping area.
- Facilitates development of vacant lots.

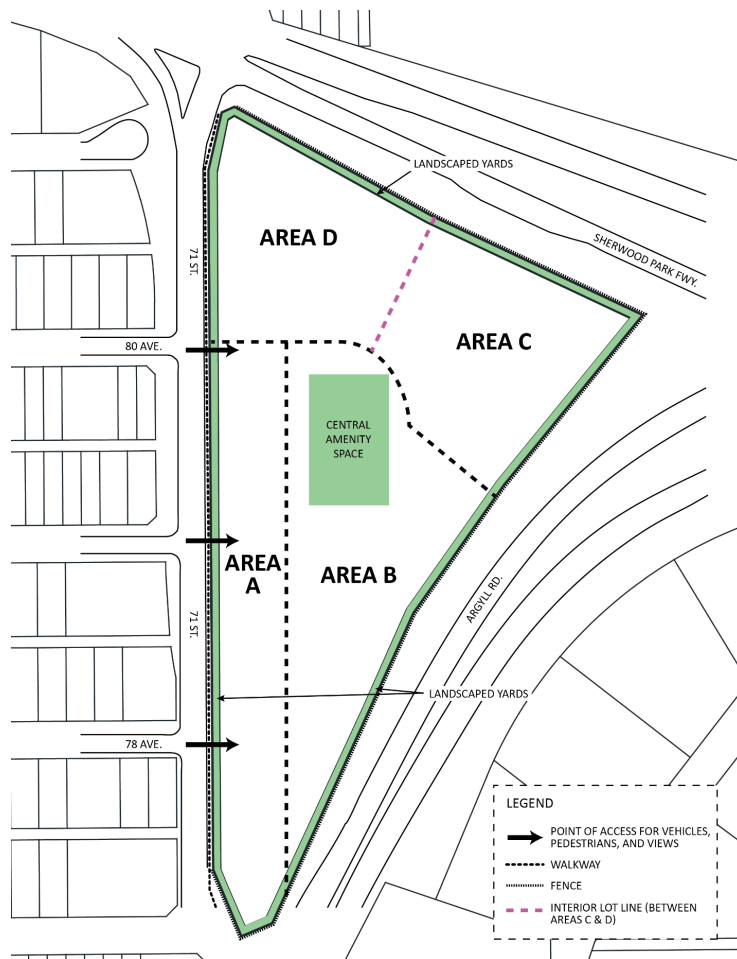
Application Details

This application was submitted by V3 Companies of Canada on behalf of Arbutus Properties. The current DC2 Zone consists of four sub areas (A-D). Areas A and B are fully developed with medium scale residential while areas C and D are vacant - see proposed DC Appendix 1 image below for area locations.

Rezoning

The proposed DC Zone simplifies and streamlines the regulations that apply to this area while keeping the intention and development rights largely the same as the existing DC2 Zone. Minor changes to building scale and uses are proposed as follows:

- Modifies regulations specific to "Area C" to increase the Floor Area Ratio from 1.4 to 1.57.
- Modifies regulations specific to "Area D":
 - Removes restrictions that limit development to seniors housing and/or an assisted living facility.
 - Increases the maximum height from 14.0 metres (approx. 4 storeys) to 23.0 metres (approx. 6 storeys).
 - Increases the Floor Area Ratio from 1.5 to 1.6.
- Administrative updates to align with the current standards of Zoning Bylaw 20001.



Proposed DC Appendix 1

Plan Amendment

Charter Bylaw 21160 proposes to amend the Southeast District Plan to redesignate the land use from Commercial/Institutional Employment to Urban Mix (Map 4: Land Use Concept to 1.25 Million).

Site and Surrounding Area

The site is located at the eastern edge of the King Edward Park neighbourhood, south of the Sherwood Park Freeway NW, and east of 71 Street NW. The triangular site is bound on the east by Argyll Road NW, an arterial roadway. The site has three access points from 71 Street NW, a collector roadway.



Aerial view of application area

	Existing Zoning	Current Development
Subject Site	Direct Control Zone (DC2.767)	Southern portion developed
North	Sherwood Park Freeway	Freeway
East	Argyll Road	Arterial roadway
South	Medium Industrial Zone (IM) and Business Employment Zone (BE)	Developed as light industrial
West	Medium Scale Residential Zone (RM h16.0)	Developed mainly as low rise residential



View of the site from the the southwest at the intersection of 71 Street NW and 80 Avenue NW



View of the site from the the northwest at the intersection of 71 Street NW and Sherwood Park Freeway NW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the proposed Direct Control Zone is comparable to existing development rights and the number of responses to the mailed notice and site signage was minimal. The basic approach included:

Mailed Notice, February 24, 2025

- Notification radius: 120 metres
- Recipients: 623
- Responses: 7
 - In support: 1
 - In opposition: 6

Site Signage, February 13, 2025

- One rezoning information sign was placed on the property so as to be visible from 71 Street NW and 80 Avenue NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- King Edward Park Community League

Common comments heard:

- Increased parking and traffic congestion (2)
- Increased traffic, an issue particularly on 71 Street that already has limited turning options (1)
- Rental apartments and renters will reduce property values and bring crime (2)
- Increased density and commercial activity will bring noise and change the character of the area (1)
- Increased height is concerning, it will block sightlines and be a blight (1)
- Developing the vacant area would result in the loss of small ponds that provide habitat for wildlife (1)
- Good to see this proposal that may fill in vacant land with affordable housing which is just what the area needs (1)

No pre-application notification was completed prior to submission of this application as it was submitted during the 2024 Canada Post labour stoppage. To compensate for this disruption to the typical notification process, the applicant met with the condominium association located on the developed portion of the DC2.767 site on September 19, 2024 to present the proposal and record feedback. Additional project information was delivered to the condominium manager on October 9, 2024 to be shared with residents.

As these actions met the intent of the pre-application notification process, and there was no ability to utilize mailed notices to notify the public at the time, it was determined that the intent of Zoning Bylaw regulations regarding pre-application notices were satisfied. Bylaw 21159

contains wording to recognize this situation and approve the application without pre-application notification.

Application Analysis

The City Plan

This application aligns with the Big City Move, Rebuildable City which targets adding 50% infill city-wide.

District Plans

The associated amendment to the Southeast District Plan corrects an error which designated this already residentially zoned site as being Commercial/Industrial Employment to instead be Urban Mix.

Land Use Compatibility

The proposed DC is compatible with existing and surrounding land uses. The increases to height and floor area ratio are minor and removing the restriction for seniors assisted living allows flexibility for typical residential uses.

Mobility

Vehicular access to developments in Areas C and D will be from the internal private roadway. Upon development, construction of a marked and signed pedestrian crosswalk that incorporates curb extensions is required to facilitate safe crossing of 71 Street NW between the site and the King Edward Park community. ETS operates rapid transit service nearby along the Sherwood Park Freeway providing weekday service between Grant MacEwan University and the Meadows Transit Centre. Regional transit service is also along this corridor. Adjacent to the site are two active On Demand Transit bus stops which provide service to the Bonnie Doon Mall LRT Stop.

Public Contributions

As the proposed DC does not increase Floor Area Ratio by more than 5% of that permitted in DC2.767, additional community amenity contributions are not required as per Policy C599. Regulations regarding amenities required in DC2.767 have been brought forward into the proposed DC so no reduction in amenities would result due to this proposal.

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.

Low Impact Development (LID) is recommended for the development allowed under the proposed zone. Details of any proposed LID would be reviewed at the Development Permit stage.

The applicant/owner will be responsible for all costs associated with infrastructure improvements required by this application.

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