

11608 - 135 Street NW

Position of Administration: Support



Summary

Bylaw 21136 proposes a rezoning from the Small Scale Residential Zone (RS) to a Direct Control Zone (DC) to allow for a daycare and small scale residential development. Public engagement for this application included two mailed notices, site signage and information on the City's webpage. Ten people were heard from, with 1 in support and 9 in opposition. Most concerns were related to traffic and parking congestion on the street, especially with school pick-ups and drop-offs and how this might be made worse by a daycare also having pick-ups and drop-offs of children.

Administration supports this application because it:

- Facilitates the creation of a new daycare at an appropriate location in support of the "Community of Communities" Big City Move in The City Plan.

- Has regulations in the Direct Control Zone to ensure the proposed Child Care Services Use is compatible with the surrounding properties.

Application Details

This application was submitted by TrudoUrbani on behalf of Little Bee Academy. The proposed Direct Control Zone (DC) would allow development with the following key characteristics:

- Residential development which is comparable to the current Small Scale Residential Zone (RS) including a maximum height of 10.5 metres (approx. 3 storeys) and a site coverage of 45%; and
- Opportunities for development of the Child Care Services Use on this site.

The application was initially proposed as the Neighbourhood Commercial Zone (CN), but the applicant chose to change to a site specific DC Zone after feedback received from City Administration and the public.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Small Scale Residential Zone (RS)	Partially vacant site (garage only)
North	Small Scale Residential Zone (RS)	Single detached house
East	Parks and Services Zone (PS)	Saint Mark Catholic School
South	Small Scale Residential Zone (RS)	Single detached house
West	Small Scale Residential Zone (RS)	Single detached house



View of site looking west from 135 Street NW



View of site looking east from rear alley

Community Insights

This application was brought forward to the public using a broadened approach. This approach was selected because there was significant public interest. The broadened approach included:

Mailed Notice (Proposed CN Zone), September 25, 2024

- Notification radius: 120 metres
- Recipients: 116
- Responses: 8
 - In support: 1
 - In opposition: 7

Mailed Notice (Proposed DC Zone), January 10, 2025

- Notification radius: 120 metres
- Recipients: 117
- Responses: 3, all in opposition.

Site Signage, December 23, 2024

- One rezoning information sign was placed on the property so as to be visible from 135 Street NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Woodcroft Community League

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

- Putting commercial uses here will increase traffic congestion on an already busy street by the school (x7).
- A daycare would be worse for traffic because of more pick-up and drop-off like the school (x6).
- Concerned about not enough parking for a commercial building (x2).
- Commercial uses need to be compatible with the school (ie. not liquor or cannabis stores) (x2).
- Do not want this to become an Airbnb.

- We don't need another social gathering site. Already a church, community league and school nearby.
- I do not like the designs of other buildings done by TrudoUrbani.
- This should stay as residential, there is enough commercial space in the area.
- The entire street is only one storey. Having 3 storeys is out of character.
- No reason to not put a daycare here. Support.
- It makes sense to have another daycare because there are other projects increasing residential density in the neighbourhood.

Application Analysis



Site analysis context

The City Plan

The proposed rezoning aligns with the “Community of Communities” Big City Move in The City Plan by helping people to meet their daily needs within 15-minutes of where they live.

Draft District Plans

The Woodcroft neighbourhood is located within the Central District Plan. The site is located within the Urban Mix land use designation, and is northwest of the Westmount District Node. The Urban Mix designation includes all types of housing, shops, services, and offices in one land use category. It can include stand alone residential and commercial development as well as

mixed use development. The proposed DC Zone, allowing for small scale residential development and a daycare aligns with the intent of the Urban Mix.

Land Use Compatibility

The proposed DC Zone is nearly the same as the current RS Zone except it allows for a Child Care Services Use at a location that it would not normally be allowed under the RS Zone. While Child Care Services is a permitted Use in the RS Zone, it would not be allowed at this location because it is not a corner site along a collector or arterial road.

The rationale for why corner sites are appropriate for more intense forms of development (more residential units, more non-residential uses, etc.) is that corner sites typically only have one other abutting site, with all other nearby sites separated by roads and alleys, limiting the potential off-site impacts. Since this site is not a corner site, the proposed DC Zone helps achieve an appropriate buffer from the properties to the north and south by increasing the normal side setback requirement from 1.2 metres to 1.5 metres on each side and requiring a 1.8 m high wood screen fence for the full length of the north and south property lines. In addition, the proposed DC Zone includes requirements for more mitigation measures such as additional screening, structural soundproofing and full cutoff lighting should the development planner think that the proposed building might create a nuisance for surrounding properties.

Below is a comparison of the proposed DC Zone with the existing RS Zone.

	RS Zone Current	DC Zone Proposed
Typical Uses	Small scale residential	Small scale residential and child care services
Maximum Height	10.5 m	
Maximum Site Coverage	45%	
Minimum Front Setback (135 Street NW)	4.5 m	
Minimum Interior Side Setback	1.2 m	1.5 m
Minimum Rear Setback (Alley)	10.0 m	

Maximum Number of Dwellings	8
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Mobility

This site is close to the intersection of 135 Street NW and 116 Avenue NW, which already includes a school on one corner and a church on the other, creating an existing increase of activity here compared to a mid-block situation with only small-scale residential uses nearby. This existing expectation of increased activity helps make the idea of a Child Care Services use here appropriate, despite the roads not being collector or arterial.

The proposed DC Zone includes a regulation that limits the size of any potential Child Care Services use to 300 m². Based on this limitation and the constrained site area, a regulation has been included that reduces the minimum required number of pick-up and drop-off spaces to 3 stalls at the rear of the building.

Vehicular access to the site must be from the abutting alley, which may require upgrades to a commercial standard upon development. This will be reviewed in further detail at the development permit stage.

ETS currently operates bus routes near the rezoning site on 114 Avenue NW, 115 Avenue NW, 118 Avenue NW, 135 Street NW and Groat Road NW. The site is roughly a 200 metre walking distance to nearby bus stops on 135 Street NW.

Mass transit bus routes are anticipated to operate on 114 Avenue NW, 115 Avenue NW and Groat Road NW as part of the future mass transit network associated with the 1.25 million population scenario of The City Plan.

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 (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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