

**5425 & 5428 - 35 Avenue NW, 408, 412, 432 & 440 - Woodvale Road East NW, 5329 & 5330 - 38A Avenue NW, 5130 - 39 Avenue NW, and 5403 - 38 Avenue NW**

**Position of Administration: Support**



## Summary

Bylaw 21142 proposes a rezoning from the Small Scale Residential Zone (RS), Medium Scale Residential Zone (RM h16), Small-Medium Scale Transition Residential Zone (RSM h12), and Site Specific Development Control Provision (DC2.1197) to the Public Utility Zone (PU) and Direct Control Zone (DC). The proposed zones would allow Public Utility Lots that run through the neighbourhoods of Hillview and Greenview to reflect their existing use as well as update the existing DC2 to align with Zoning Bylaw 20001.

Public engagement for this application included a mailed notice and information on the City's webpage. Administration received three responses; 1 in opposition and 2 with questions about

future development. The concerns were related to costs for a future shared-use path development that would be facilitated by the rezoning.

Administration supports this application because it:

- aligns with District Policy and policies within The City Plan for the protection and enhancement of Natural Areas and Open Space;
- the proposed DC will not increase or decrease development intensity; nor will it introduce or remove uses/regulations to the site; and,
- is compatible with surrounding and planned land uses.

## Application Details

This application was submitted by City of Edmonton Integrated Infrastructure Services on behalf of the City of Edmonton and 534183 Alberta LTD (landowner of 5403 - 38 Avenue NW).

## Rezoning

The proposed Public Utility Zone (PU) and Direct Control Zone (DC) would allow development with the following key characteristics:

- Infrastructure, systems and facilities that provide a public benefit such as shared use pathways.
- allow for a limited number of commercial uses that are compatible with surrounding land uses.

## Site and Surrounding Area

The subject area is located within the Greenview and Hillview neighbourhoods bound by 50 Street NW to the north and Hill View Crescent to the south. To the west it is bound by Woodvale Road NW with a mix of low density residential development and community uses. To the east it is bound by low density residential development that consists primarily of Single and Semi-Detached Dwellings. The part of the subject area that is proposed to be rezoned Public Utility (PU) is identified as a Habitat Greenway in the Mill Woods and Meadows District Plan.

	Existing Zoning	Current Development
<b>Subject Site</b>	Site Specific Development Control Provision (DC2.1197.2) Small Scale Residential Zone (RS) Small-Medium Scale Transition Residential Zone (RSM h12) Medium Scale Residential Zone (RM h16)	Husky Gas Station - Vehicle Support Service & Indoor Sales and Service Use  Utility Corridor
<b>North</b>	Small Scale Residential Zone (RS)	Single Detached Dwellings

<b>East</b>	Small Scale Residential Zone (RS)	Single Detached Dwellings Semi-detached Dwelling
<b>South</b>	Medium Scale Residential Zone (RM h16)	Low Rise Apartments
<b>West</b>	Small Scale Residential Zone (RS) Small-Medium Scale Transition Residential Zone (RSM h12) Medium Scale Residential Zone (RM h16)	Single Detached Dwellings Low Rise Apartments Row Housing Child Care Service Hillview Park & School



*View of proposed DC site east of Woodvale Road E NW (Google Street View Jul 2024)*



*View South from 38 Ave (Google Street View Jul 2024)*



*View of sites north of 38 Avenue NW*



*View of sites south of 50 Street NW*



*View of sites north of Hillview Crescent*

## **Community Insights**

This application was brought forward to the public using a basic approach. This approach was selected because the application proposed to rezone to a standard zone (PU) to reflect the areas existing use and facilitate development that aligns with relevant planning policy and the DC rezoning is administrative and does not introduce or remove uses or regulations.

The basic approach included:

### **Mailed Notice, December 24, 2024**

- Notification radius: 60 metres
- Recipients: 578
- Responses: 3
  - In support: 0
  - In opposition: 1
  - Questions only: 2

### **Webpage**

- [edmonton.ca/rezoningapplications](https://edmonton.ca/rezoningapplications)

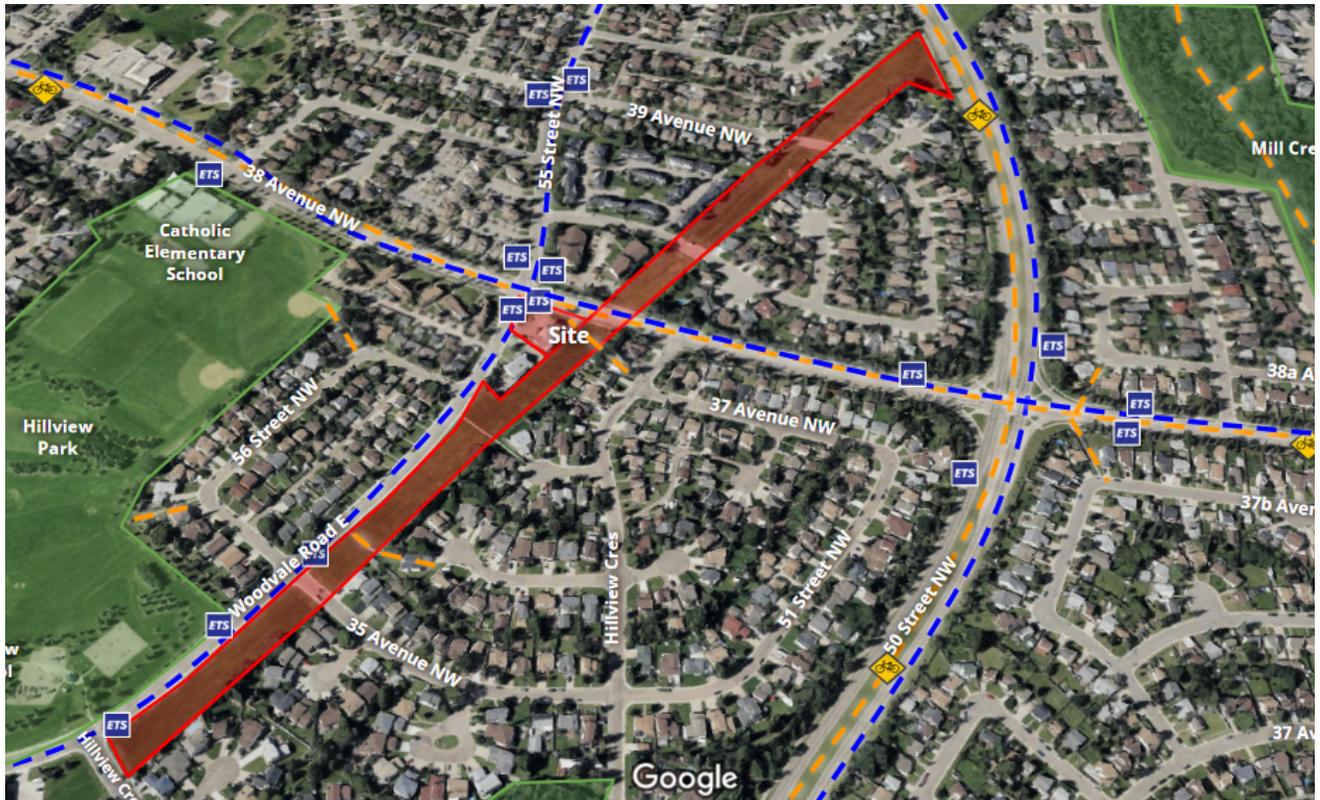
### **Notified Community Organizations**

- Ridgewood Community League
- The Woodvale Community League
- Mill Woods Presidents Council (MWPC) Area Council

### **Common comments heard**

- Potential costs of future development (ie: shared-use-pathways) within the area to be rezoned PU (2)

## Application Analysis



*Site analysis context*

### The City Plan

This application aligns with initiatives in The City Plan's Big City Move, Greener as We Grow, for the development of a greener, more interconnected city by enhancing publicly accessible open spaces. The rezoning will facilitate improvements to the area's functionality and support active transportation, recreation, and social connections for the surrounding community. Furthermore, it will foster a more vibrant and environmentally conscious community by improving and supporting greenways and ecological connections within the Green and Blue Network.

### District Plan

The subject site is within the Mill Woods and Meadows District Plan, which designates the proposed DC site as Urban Mix and the rest as Open Space. Urban Mix includes housing, shops, services, and offices in one land use category. The proposed DC zone aligns with this classification and continues to support the existing Commercial development. The District plan further identifies the Open Space area as a habitat greenway, whose purpose includes the potential for active transportation, recreation and social connections, and opportunities to connect with nature. The proposed PU zoning would help facilitate this type of development.

### Land Use Compatibility

The proposed zones are compatible with future and proposed land uses in the area and are in general conformance with the statutory plans for the neighbourhood.

The proposed Direct Control zone (DC) will not increase or decrease development intensity; nor will it introduce or remove uses/regulations to the site. It will not change the purpose of the existing DC2 which is to accommodate a limited number of commercial uses and to ensure compatibility with surrounding land uses. The current use of the site is a Gas bar with a Convenience Store which serves the surrounding community.

The proposed Public Utility zone (PU) allows for alignment with the existing use (utility corridor) and would development that provides a public benefit

## **Mobility**

The proposed rezoning will help facilitate future active mode connectivity between 38 Avenue and 58 Street. Edmonton Transit Service currently operates crosstown bus service near the subject area on 50 Street. Local bus service is also available on Woodvale Road and 55 Street NW. Bike infrastructure around the subject site includes a shared pathway along 50 Street NW, shared roadway 38 Avenue NW and numerous bike connections to the subject area from the surrounding residential development.

## **Open Space**

There are no zoning issues from an Open Space perspective. The proposed rezoning to Public Utility (PU) would allow for design and awareness opportunities to provide enhanced ecological connection between the utility corridor and surrounding residential development with future development.

## **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 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 required water supply, including any changes to the existing water infrastructure required by the proposed zoning.

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Section: Planning Coordination