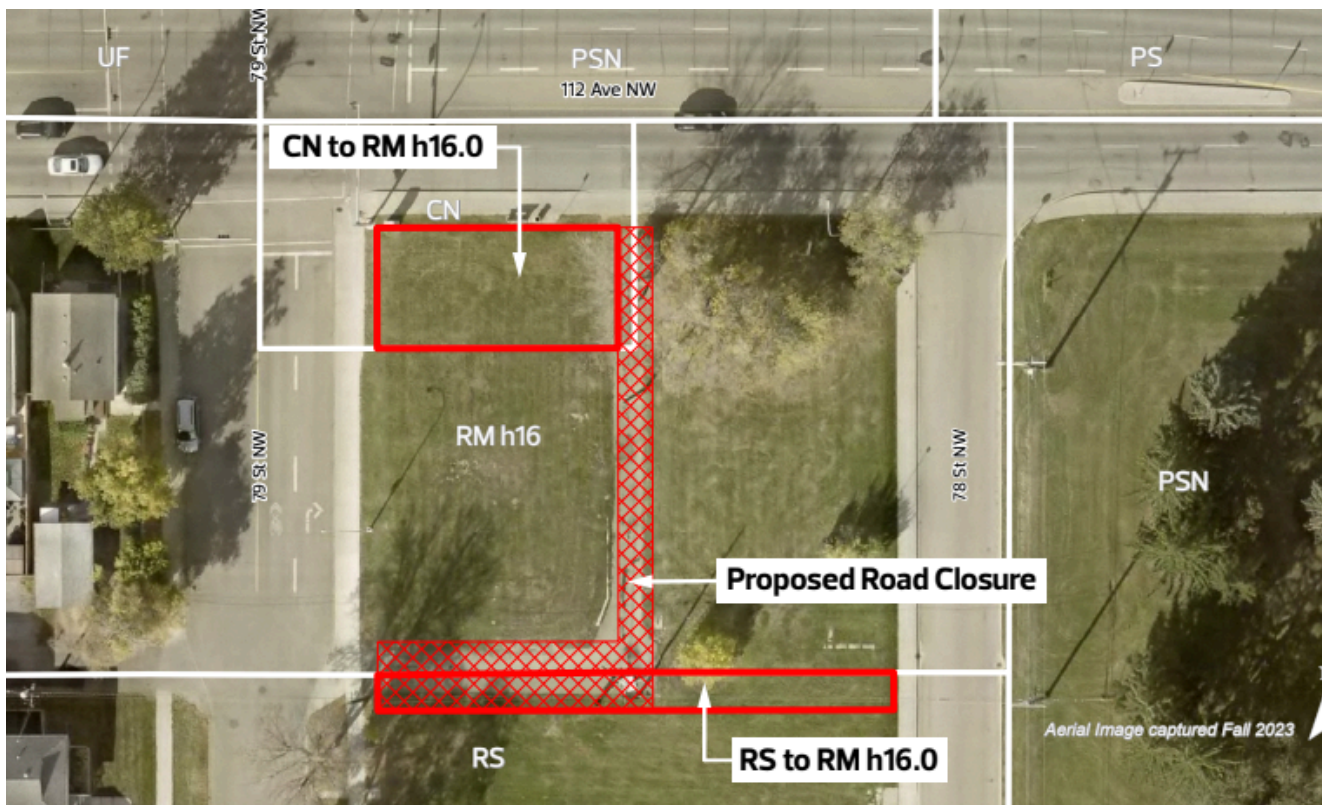


11220 - 78 Street NW & 11233 - 79 Street NW Position of Administration: Support



Summary

Bylaw 21195 proposes a rezoning from the Neighborhood Commercial Zone (CN) and the Small Scale Residential Zone (RS) to the Medium Scale Residential Zone (RM h16) to allow for medium scale housing. Bylaw 21194 proposes a closure of an alley south of 112 Avenue NW, between 78 Street NW and 79 Street NW.

Public engagement for this application included a mailed notice, site signage and information on the City's webpage. Administration heard from 10 people, with 3 in support and 7 in opposition. Most concerns were related to traffic congestion and the proposal being out of character with the surrounding neighbourhood.

Administration supports this application because it:

- Supports The City Plan's Community of Communities goal to provide housing at a location that allows people to complete their daily needs close to home: and
- allows for a scale of building (low rise) that is supported at this location by the North Central District Plan and District Policy.

Application Details

This application was submitted by Reid Architecture on behalf of Ebenezer Dev Ltd.

Rezoning

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

- A maximum height of 16 meters (or approximately 4 storeys).
- A maximum Floor Area Ratio (FAR) of 2.3 to 3.7.
- Limited commercial opportunities at ground level.

Road Closure

The proposed closure is located internally to the site and, if closed, would be consolidated with surrounding lots zoned RM h16.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Neighbourhood Commercial Zone (CN) Medium Scale Residential Zone (RM h16) Small Scale Residential Zone (RS)	Vacant
North	Neighbourhood Parks and Services (PSN)	Vacant
East	Neighbourhood Parks and Services (PSN)	Stutchbury Park
South	Small Scale Residential Zone (RS)	Single detached house
West	Medium Scale Residential Zone (RM h16)	Single detached house



View of the site looking southwest from 112 Avenue NW



View of the site looking northeast from 79 Street NW

Community Insights

This application was brought forward to the public using a broadened approach. This approach was selected because the application proposes a minor rezoning of a site that is already mostly zoned for low rise (approximately 4 storey) housing. The broadened approach included:

Mailed Notice, January 7, 2025

- Notification radius: 120 metres
- Recipients: 117
- Responses: 10
 - In support: 3
 - In opposition: 7

Site Signage, January 15, 2025

- Two rezoning information signs were placed on the property so as to be visible from 78 Street NW, 79 Street NW and 112 Avenue NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Bellevue Community League
- Parkdale-Cromdale Community League

Common comments heard:

- The proposal will contribute to parking and traffic congestion in the neighbourhood (4x)
- The proposal is not in keeping with the neighbourhood's single family housing character (3x)
- This is a suitable location for low-rise housing (2x)
- A 4-storey building at this location will create privacy issues for adjacent residents and cast a shadow on Borden Park.
- Development on this site should be consistent with the existing development fronting 112 Avenue which is 3 storeys.
- The area already has enough land designated for larger forms of infill development such as Exhibition Lands and Stadium Yards.
- Suggestion that the RSM h12 Zone be considered.

Application Analysis



Site analysis context

The City Plan

The proposed rezoning and alley closure will facilitate the development of medium scale housing at a location that is well connected to a variety of amenities and services such as an LRT stop and Transit Centre, the bike network, a grocery store, a District Park (Borden Park) and the River Valley (through Kinnaird Ravine). Allowing for this type of development at this location will support two Big City Moves in The City Plan: “A Rebuildable City”, and a “Community of Communities”. Goals associated with A Rebuildable City include adding 50% of net new units through infill city-wide, and welcoming 600,000 additional residents into the redeveloping area. Goals associated with the Community of Communities Big City Move include: 50% of trips made by transit and active transportation, and the creation of areas that allow people to meet their daily needs within 15-minutes of where they live.

District Plans

In the North Central District Plan, the subject site is designated as ‘urban mix’ which includes housing, shops, services and offices in one land use category. This provides opportunities for a mix of housing types close to businesses and services that meet the daily needs of residents. It includes stand alone residential and commercial development as well as mixed use development. Urban mix allows for Small Scale development (3 storeys) throughout and Low Rise (4 storeys) at certain locations.

Policy 2.5.2.5 of the District Policy supports Low Rise (4 storeys) development at this location as it is located along an arterial roadway (112 Avenue) and adjacent to a site zoned for greater than Small Scale (3 storeys), as land on the opposite side of 79 Street is currently zoned RM h16.

Land Use Compatibility

Most of the subject site is already zoned RM h16 and already aligning with the direction and policies of The City Plan and North Central District Plan, as outlined in the previous sections. As such, the rezoning component of this application is considered to be minor. Coupled with the proposed alley closure, this application will facilitate the consolidation of this site into one developable parcel with consistent zoning. The RM h16 Zone would allow for a medium scale (approximately 4 storey) residential building with limited commercial opportunities at the ground level.

This site is a very good location for low rise residential development as it well connected to a variety of amenities and services that can support additional housing such as an LRT stop and Transit Centre, the bike network, a grocery store, a District Park (Borden Park) and the River Valley (through Kinnarid Ravine), allowing for trips supported by transit and the daily needs of residents to be met within 15-minutes.

Located at the edge of the neighbourhood and along an arterial roadway (112 Avenue), the site is kept away from the lower scale interior of the neighbourhood and is buffered on three sides by roadway. Where the site does share a property line with a parcel containing a single detached house, the RM h16 will require a minimum 3 meter setback, which is considered an acceptable transition between 4-storey building and a single detached house.

Mobility

Upon closure of the alley and consolidation with the surrounding lots, vehicular access to the site will be from an adjacent local road. Site access will be reviewed in further detail at the development application stage.

The site is well connected to the active modes network. Through the City's Active Transportation Network Expansion Project, construction of a new shared pathway along the north side of 112 Avenue NW between 90 Street NW to 76 Street NW is expected to begin this year. On-street cycling lanes are also planned along the east side of 79 Street NW north of 112 Avenue NW as Exhibition Lands develops.

ETS currently operates local bus service nearby on 112 Avenue and 79 Street which connects transit users between Stadium Transit Centre and LRT Station with Abbotsfield Transit Centre.

Utilities

Public sewer mains currently exist within the road closure area. This infrastructure may be removed or abandoned. A Disturbed Soil Restrictive Covenant is to be registered against the road closure area, to address possible subgrade soil disturbances.

A sanitary service connection is available to the site. No storm service currently exists to the site. A storm service with onsite stormwater management 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 any infrastructure upgrades required by the proposed zoning.

Written By: Stuart Carlyle

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination