

Planning Report

Cromdale, Edmonton Northlands, and Virginia Park Métis

Edmonton

The land generally bounded by 112 Avenue NW, 79 Street NW, Borden Park Road NW, and Borden Park.

Position of Administration: Support



Summary

Bylaw 21282 proposes a rezoning from the Small Scale Residential Zone (RS), the Parks and Services Zone (PS), and the Neighbourhood Parks and Services Zone (PSN) to the Small Scale Flex Residential Zone (RSF) to allow for a range of small scale housing.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. Administration heard from 3 people with most concerns related to the potential of event spaces in the future, and a desire to see the land remain undeveloped.

Administration supports this application because it:

- Rezones land in alignment with the Exhibition Lands Planning Framework land use concept and the North Central District Plan.
- Is compatible with the surrounding land uses.

Application Details

This application was submitted by Stantec Consulting Ltd. on behalf of Cantiro Communities.

The proposed Small Scale Flex Residential Zone (RSF) would allow development with the following key characteristics:

- Small scale residential development.
- A maximum height of 12.0 metres.
- A maximum site coverage of 55%.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Neighbourhood Parks and Services Zone (PSN) Parks and Services Zone (PS) Small Scale Residential Zone (RS)	Surface parking & sports field
North	Urban Facilities Zones (UF)	Former Edmonton Northlands facilities
East	Parks and Services Zone (PS)	Borden Park
South	Neighbourhood Commercial Zone (CN) Medium Scale Residential Zone (RM h16.0) Neighbourhood Parks and Services Zone (PSN)	Vacant land & Stutchbury Park
West	Urban Facilities Zone (UF) Public Utility Zone (PU) Medium Scale Residential Zone (RM h16.0)	East Edmonton Health Centre & former Edmonton Urban Farm



View of the site looking southeast from 79 Street NW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the proposed rezoning aligns with the land use concept in the Exhibition Lands Planning Framework. The basic approach included:

Mailed Notice, December 20, 2024

- Notification radius: 60.0 metres
- Recipients: 204
- Responses: 3
 - In support: 1
 - In opposition: 1
 - Mixed/Questions only: 1

Site Signage, January 7, 2025

- Three rezoning information signs were placed on the property so as to be visible from Borden Park Road NW, 79 Street NW, 112 Avenue NW, and 113 Avenue NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Alberta Avenue Business Improvement Area
- McCauley Community League
- Montrose Community League

- Parkdale-Cromdale Community League
- Bellevue Community League

The community organizations listed above were notified via the mailed notice, and by email. The following groups were notified via email: Highlands Community League, Eastwood Community League, and Explore Edmonton.

Common comments heard:

- Supportive of the proposed residential redevelopment.
- Concern about additional event spaces being provided within the plan area in the future, and the associated impacts to neighbouring communities (e.g. traffic, parking, noise, and garbage accumulation).
- Surrounding neighbourhoods should be engaged about additional event spaces.
- Efforts should be made to reduce noise impacts to surrounding neighbourhoods (e.g. insulation/sound testing for any new event spaces).
- Retain the area as is, and do not build additional housing in the area.
- Expand park space to enhance biodiversity, clean air, clean water, and quality soil.
- Reduce the population in Edmonton to lower demand and reduce the cost of living.

Application Analysis

The City Plan

The proposed rezoning aligns with 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. Exhibition Lands is located within the redeveloping area, in proximity to mass transit (LRT) and existing amenities. The redevelopment of the area and proposed rezoning is in alignment with The City Plan.

North Central District Plan

The site is located within the North Central District Plan which defers further planning direction to the Exhibition Lands Planning Framework.

Exhibition Lands Planning Framework (ELPF)

This application aligns with the Exhibition Lands Planning Framework (ELPF).

The site is located within the ground oriented residential land use designation which supports a variety of housing types from compact single detached housing, to mid-rise housing. A minimum density of 50 dwellings per hectare must be achieved. The development of reverse housing,

which fronts onto open space and is serviced by a rear alley, is encouraged in the ground oriented residential land use area.

A street oriented local residential roadway and community amenity node bi-sect the site. Street oriented local residential roads provide direct access to adjacent lands and service neighbourhood travel. They are located in areas where the predominant character is defined as places where people live, and buildings along street oriented local residential roads front the roadway providing interaction with the street. Community amenity nodes are identified as priorities for the provision of open space amenities which are intended to serve local residents, providing areas for social interaction, recreation, and wellness. The community amenity node area is already zoned for a park, and will remain. Together, the street oriented local residential roadway and the community amenity node form a key connection between the LRT and the existing western entrance into Borden Park.

An area already zoned for Park space is also retained to the southeast of the rezoning area, in alignment with the ELPF.

Land Use Compatibility



Site analysis context

The RSF Zone provides additional development flexibility in appropriate contexts, such as new neighbourhoods and large undeveloped areas such as Exhibition Lands. The RSF Zone is the only residential zone that allows for reverse housing, which is encouraged in the ground oriented residential designation in the ELPF. Reverse housing is an arrangement of single detached, semi-detached, duplex, or row housing dwellings that front onto an open space rather than a street or alley. Vehicle access for reverse housing is provided from an alley.

The proposed RSF Zone would allow for a range of small scale housing types up to 12.0 meters in height (approximately 3 storeys), with a maximum site coverage of 55% which is compatible in use and scale with the surrounding area and would allow for a variety of housing types.

Mobility

The site will be well-connected to multiple modes of transportation in accordance with the ELPF. It is bordered by planned shared pathways along Borden Park Road and 112 Avenue on the north and south sides. Along the west side, 79 Street will be constructed by the City as a mixed-use collector that includes on-street separated bike lanes. Within the site, 113 Avenue is planned as a street oriented local residential roadway that will provide access to the proposed RSF development and connect to Borden Park to the east.

ETS operates local service along 112 Avenue with stops located near to the rezoning area. Stadium Transit Centre and LRT Station is within walking distance from the subject property providing good connectivity to the larger city wide transit system.

Open Space

The proposed rezoning area is situated on the west portion of Borden Park which consists of a soccer field, a parking lot and landscaping. The reduction of park space at this location will be balanced by a reconfiguration and expanded area north of Borden Park Road to connect with the EXPO Centre in the future in accordance with the ELPF.

A small central portion of land will remain as park space (PS zone) and will function as the west entrance to Borden Park. This park is identified as a community amenity node, which will support social interaction, recreation and wellness activities. This park space will allow for a continuous view corridor along 113 Avenue and a continued promenade connection from Borden Park to 113 Avenue sidewalks.

Another small portion of land to the south will remain as park space (PS zone) and will function as the southeast access to Borden Park, as well as a greenway on 112 Avenue and will protect existing landscaping.

Urban Forestry

There is a line of mature trees directly west of the rezoning site that will require protection at the time of construction. A tree protection permit, which includes an arborist report and tree protection plan is required for all public trees within 5.0 metres of a construction site.

Utilities

A Neighbourhood Design Report (NDR) Amendment was reviewed and accepted. The NDR servicing scheme directs the future sanitary and storm servicing requirements for this application.

There is a deficiency in on-street fire protection adjacent to the property in terms of hydrant spacing. The developer will be responsible for installing additional hydrant(s), as needed. 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 providing required water supply including any changes to the existing water infrastructure required by the proposed zoning.

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