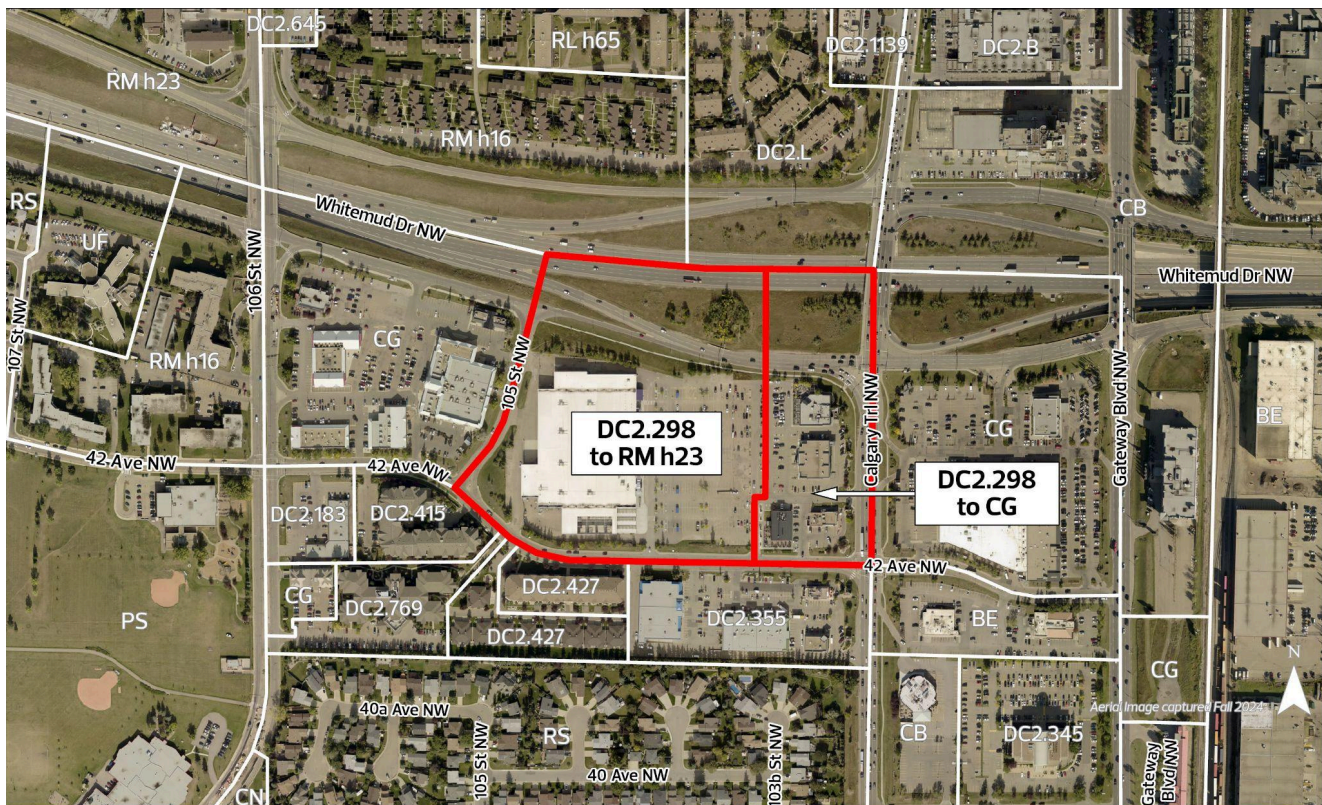


## 10450 - 42 Avenue NW and 4208 Calgary Trail NW

### Position of Administration: Support



### Summary

Bylaw 21168 proposes a rezoning from the Direct Control Zone (DC2.298) to the Medium Scale Residential Zone (RM h23.0) and General Commercial Zone (CG) to allow for medium scale housing and a variety of commercial businesses.

Public engagement for this application included a mailed notice and information on the City's webpage. Two responses were received; one in support of the proposal as redevelopment of the vacant site will bring more residents to the area, and one in opposition due to construction noise, and traffic safety concerns.

Administration supports this application because it:

- Aligns with The City Plan's goals for future population growth and supports two Big City Moves (A Rebuildable City and A Community of Communities).
- Complies with the District Policy and the Whitemud District Plan.
- Is compatible with surrounding land uses.

## Application Details

This application was submitted by Arcadis on behalf of the registered owners. The primary objective of this application is to rezone and redevelop the 4.2 hectare western portion of the site (10450 - 42 Avenue NW), currently occupied by a vacant commercial building and parking lot. The 1.32 ha eastern portion (4208 Calgary Trail NW) is being rezoned because it is part of DC2.298 and must be included in any rezoning proposal affecting DC2.298. There are currently no plans to redevelop 4208 Calgary Trail NW at this time.

## Rezoning

The proposed Medium Scale Residential Zone (RM h23.0) and General Commercial Zone (CG) would allow development with the following key characteristics:

RM h23.0 Zone:

- Multi-unit residential development up to 6 storeys (23 m) in height.
- Limited opportunities for commercial uses at the ground floor.
- Maximum Floor Area Ratio of 3.0.

CG Zone:

- A variety of commercial uses such as food and drink service; and health service.
- A maximum height of 4 storeys (16 m; 30 m for hotels).
- A maximum Floor Area Ratio of 3.5.

## Site and Surrounding Area

Located in the eastern portion of the Rideau Park neighbourhood, the site is south of Whitemud Drive NW and west of Calgary Trail NW. The western portion of the site houses a vacant commercial building and parking lot; whereas the eastern portion is developed with commercial uses including restaurants and a bank.

The site is surrounded by a variety of amenities, commercial and residential development including a public library and restaurants to the west; and apartment buildings and retail to the south. Several bus stops and the Rideau park and school are within a 5 minute walk from the subject site.

	Existing Zoning	Current Development
<b>Subject Site</b>	Direct Control Zone (DC2.298)	Western portion: Former Lowes' building and parking lot  Eastern portion: Commercial (restaurants, bank)
<b>North</b>	Medium Scale Residential Zone (RM h16.0)  Direct Control Zone (DC2 (L))	Three storey multi-unit housing  Two storey multi-unit housing
<b>East</b>	(CG) General Commercial Zone	Commercial uses including restaurants, gym, bank, veterinary
<b>South</b>	Direct Control Zone (DC2 (415))  Direct Control Zone (DC2 (427) (B))  Direct Control Zone (DC2 (355))	4 storey multi-unit housing  3 storey multi-unit housing  Commercial uses including restaurants, mattress store
<b>West</b>	(CG) General Commercial Zone	Commercial and amenities including public library, restaurants, veterinary



*View of the western site from 42 Avenue NW looking northwest showing the vacant Lowes' building and parking lot.*





*View of the western site from the parking lot looking west showing the vacant Lowe's building and parking lot.*



*View of the eastern site from 42 Avenue NW looking northeast (showing commercial development including restaurants).*



*View of the eastern site from the parking lot looking southeast (showing existing commercial uses).*



## Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because standard zones are being proposed, and two responses were received from the mailed notice. The basic approach included:

### Mailed Notice, October 24, 2024

- Notification radius: 60 metres
- Recipients: 497
- Responses: 2
  - Supports the proposal because redevelopment of the vacant site will bring more residents to the area.
  - Opposed to the proposal due to traffic safety and construction noise concerns.

### Webpage

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

### Notified Community Organizations

- Duggan Community League
- Southwest Area Council

## Application Analysis



*Site analysis context*

## The City Plan

There is no neighbourhood-level plan governing Rideau Park. Consequently, The City Plan, the District Policy, and the Whitemud District Plan will provide high-level policy direction for this application.

The subject site is identified as Residential in a Redeveloping Area within the Gateway Boulevard / Calgary Trail Primary Corridor. By allowing for medium scale residential development and commercial uses, the proposal enhances the corridor's mixed-use nature; aligns with the mid rise buildings anticipated within primary corridors; and helps accommodate all future growth for an additional 1 million people within Edmonton's existing boundaries.

Considering the site's proximity to surrounding services and amenities including bus stops, parks and commercial uses, the proposal supports the City Plan's Big City Moves in the following ways:

- A Rebuildable City: By adapting to market demands and promoting growth in corridors; building new infill units and adding residents in the redeveloping area.
- A Community of Communities: By supporting 50% of trips via transit and active modes; and allowing people to easily meet their daily needs within 15 minutes of travel time.

## District Plans

Located in the Whitemud District Plan, the site is designated as Large Site - Urban Mix within a Redeveloping Area and the Gateway Boulevard / Calgary Trail Primary Corridor. By allowing for medium scale residential and commercial development, the proposal aligns with the District Plan and District Policy in the following ways:

- The Urban Mix designation allows for a blend of residential and commercial development, enabling residents to conveniently meet their daily needs. The proposed zones facilitate the residential and commercial uses envisioned for the Urban Mix designation.
- Redevelopment of the western portion of the site is consistent with the expected evolution of Primary Corridors over time. In addition, Primary Corridor policies support the mid rise residential development allowed by the proposed RM h23.0 zone. The increase in residential density will reinforce the corridor's vibrancy and support the commercial uses and amenities in the area.

Other District Plan policies related to "Large Sites" and urban design require comprehensive site design including pedestrian path connections to ensure integration with the surrounding urban structure and aesthetically pleasing views.

## Land Use Compatibility

The proposed zones are compatible and complementary with each other as well as the existing surrounding land uses. For example, the maximum height allowed in the proposed RM h23.0 (approximately 6 storeys) is compatible with the 3 and 4 storey apartment buildings in the south and southwest.



Future residents of the RM h23.0 site will also benefit from and support the commercial uses, and amenities (such as restaurants, transit, the school/park) all within a 5 minute walking distance from the site. The CG zone, which is appropriate for sites with good access, will preserve the existing commercial uses which currently serve the immediate neighbourhood and surrounding areas.

The regulations of the proposed RM and CG zones (including setbacks, screening, and landscaping) will help ensure adequate transitions and enhance compatibility with surrounding land uses. In addition, the site is within the Edmonton Design Committee (EDC) area; consequently, an EDC review will be completed at the development permit application stage to help ensure that the development is well integrated with the surrounding area and is consistent with the city's urban design principles.

Proposed Zoning Comparison Summary Table

	<b>DC2.298 Current</b>	<b>RM h23.0 Proposed</b>	<b>CG Proposed</b>
<b>Typical Uses</b>	General Commercial and Office	Multi-unit residential Limited commercial	Commercial Limited residential
<b>Max Height</b>	10 m / 2 storeys (15 m) <sup>c</sup>	23.0 m (approx. 6 storeys)	16.0 m (30 m for hotels)
<b>Max FAR</b>	1.0	3.0	3.5
<b>Min Setback (Calgary Trail)</b>	14 m <sup>x</sup>	N/A (6 m or 9 m from an abutting site) <sup>b</sup>	6.0 m
<b>Min Setback / Yard (Calgary Trail / Whitemud Dr)</b>	7.5 m yard <sup>y</sup>	4.5 m <sup>a</sup>	6.0 m
<b>Min Setback / Yard (42 Avenue)</b>	4.5 m yard <sup>y</sup>	4.5 m <sup>a</sup>	4.5 m
<b>Min Setback / Yard (105 Street)</b>	2.0 m yard <sup>y</sup> (or 4.5 m) <sup>d</sup>	4.5 m <sup>a</sup>	N/A (6.0 m from abutting res site)

<sup>x</sup>7.5 m setback is required if floor area is less than 1000 sq m; 40 m setback if floor area is greater than 4000 sq m.

<sup>Y</sup>The DC2 has a minimum setback of 14 m from Calgary Trail only; and minimum landscaped yards for the other roadways.

<sup>A</sup>1.0 m minimum setback where non-residential uses are developed on the ground floor and form a main street development.

<sup>B</sup>6 m where the building wall facing the abutting site is less than 40.0 m in length; or 9 m where the building wall facing the abutting site is greater than 40.0 m in length.

<sup>C</sup>a maximum height of 15 m and four storeys for hotels; motels; professional, financial and office support services; health services; government services; and public library and cultural exhibits.

<sup>D</sup>The yard width could be increased to a maximum of 4.5 m if the yard abuts a public roadway.

## Environment

While the rezoning is supported, the Environmental Site Assessment (ESA) provided did not cover the east lot (4208 Calgary Trail NW) proposed for rezoning. While the current and proposed uses for the east lot are commercial, an environmental review will be required for a development permit to include child care as a use on that portion of the site.

## Mobility

A Transportation Impact Assessment (TIA) was completed to review transportation impacts and mobility opportunities to the surrounding network with this rezoning. The site will have one access from 105 Street, one access from 42 Avenue, and multiple pedestrian connections that would integrate the site with the surrounding commercial areas, transit stops, and pathways. The owner is will be required to construct the following, to be further reviewed at the development permit stage:

- A shared pathway on the north side of 42 Avenue between Calgary Trail and 105 Street.
- A sidewalk along the east side of 105 Street from 42 Avenue to Whitemud Drive.
- Crosswalk improvements across 42 Avenue at the site access.
- Access relocations to meet the Access Management Guidelines.
- Intersection and crosswalk improvements to the intersection of 42 Avenue and 105 Street.

The nearest district connector bike routes are along 111 Street NW and 34 Avenue NW, with a future neighbourhood route planned on 106 Street NW.

ETS operates local and crosstown bus routes near the rezoning site on Whitemud Drive NW, 106 Street NW and 42 Avenue NW.

## Utilities

The applicant has submitted a Drainage Servicing Report that has been reviewed and accepted by Development Services for the purpose of supporting this rezoning application. 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 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.

## **Appendices**

### 1. Neighbourhood Context Map

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Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

Neighbourhood Context Map

