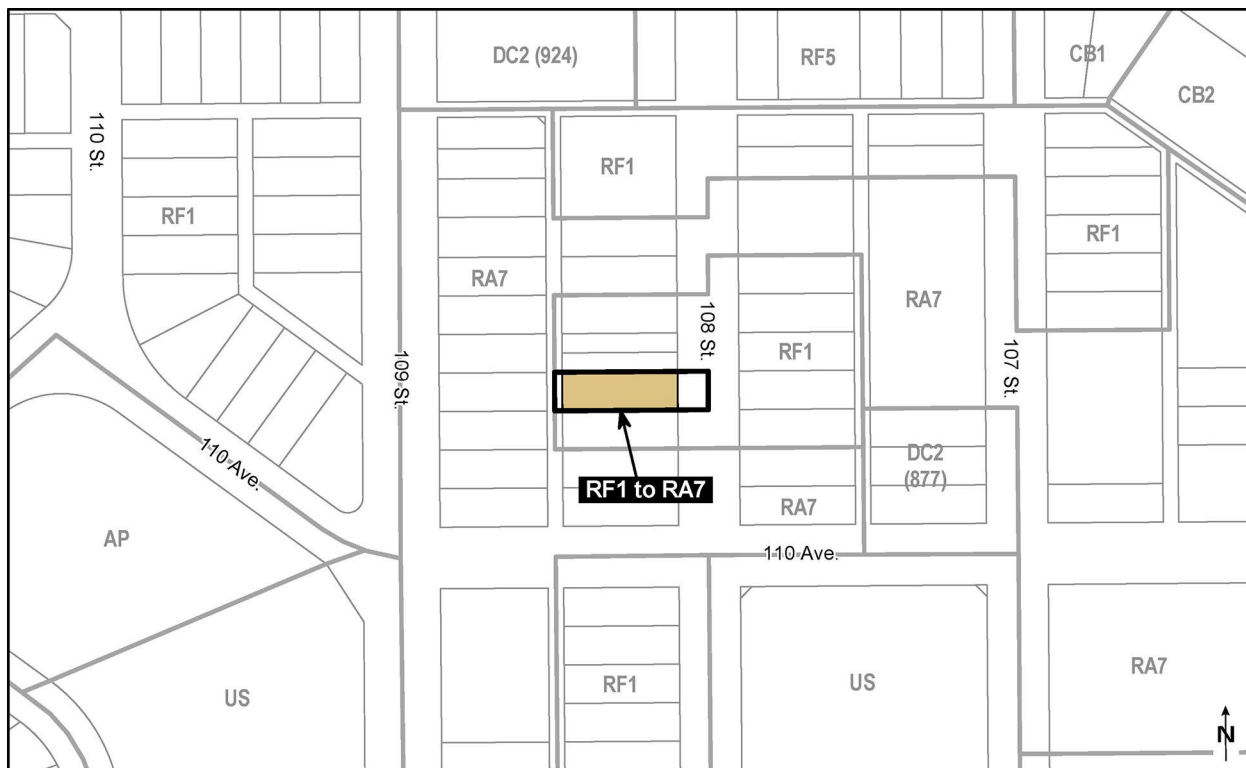


## 11018 - 108 Street NW

To allow for low rise Multi-unit Housing.



**Recommendation:** That Bylaw 20021 to amend the Central McDougall/Queen Mary Park Area Redevelopment Plan and Charter Bylaw 20022 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (RA7) Low Rise Apartment Zone be **APPROVED**.

Administration **SUPPORTS** this application because:

- it is in close proximity to transit service and commercial shopping opportunities;
- the proposed zone includes regulations to ensure the built form is compatible with the surrounding buildings; and
- it complies with the direction for future development along a Primary Corridor as directed by The City Plan.

## Application Summary

**BYLAW 20021** will amend Map 5 - Central McDougall - Overall Plan Concept in the Central McDougall/Queen Mary Park Area Structure Plan (ARP) to reflect the associated rezoning.

**CHARTER BYLAW 20022** will amend the Zoning Bylaw, as it applies to the subject site, from (RF1) Single Detached Residential Zone to (RA7) Low Rise Apartment Zone for the purpose of accommodating a 16 metre high (approximately four storey) residential building with limited commercial opportunities at ground level.

This application was accepted on October 18, 2021, from Green Space Alliance on behalf of the property owner. The applicant intends to develop the property as Multi-unit Housing with no commercial component.

The scale and uses of the proposed RA7 Zone are generally considered compatible with lower intensity residential forms, and specific regulations in the RA7 Zone help ensure this. This proposal aligns with the policies of The City Plan by encouraging increased density along key corridors such as 111 Avenue NW.

## Community Insights

Based on the characteristics of this application, the file was brought forward to the public using the broadened approach. Relevant characteristics that led to this approach include extensive public response to previous applications and an amendment to the Central McDougall/Queen Mary Park Area Redevelopment Plan.

The broadened approach included sending notification letters and hosting an Engaged Edmonton webpage.

**Advance Notice**, November 26, 2021

- Number of recipients: 34
- Number of responses with concerns: 3

**Engaged Edmonton Webpage**, January 31 - February 18, 2022.

- Number of Visitors: 43
- Number of engaged visitors: 6
- Number of responses in support: 1
- Number of responses with concerns: 5

## **Community Meeting, March 03, 2022**

- Number of attendees: 16

## **Webpage**

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

## **Comments and concerns raised:**

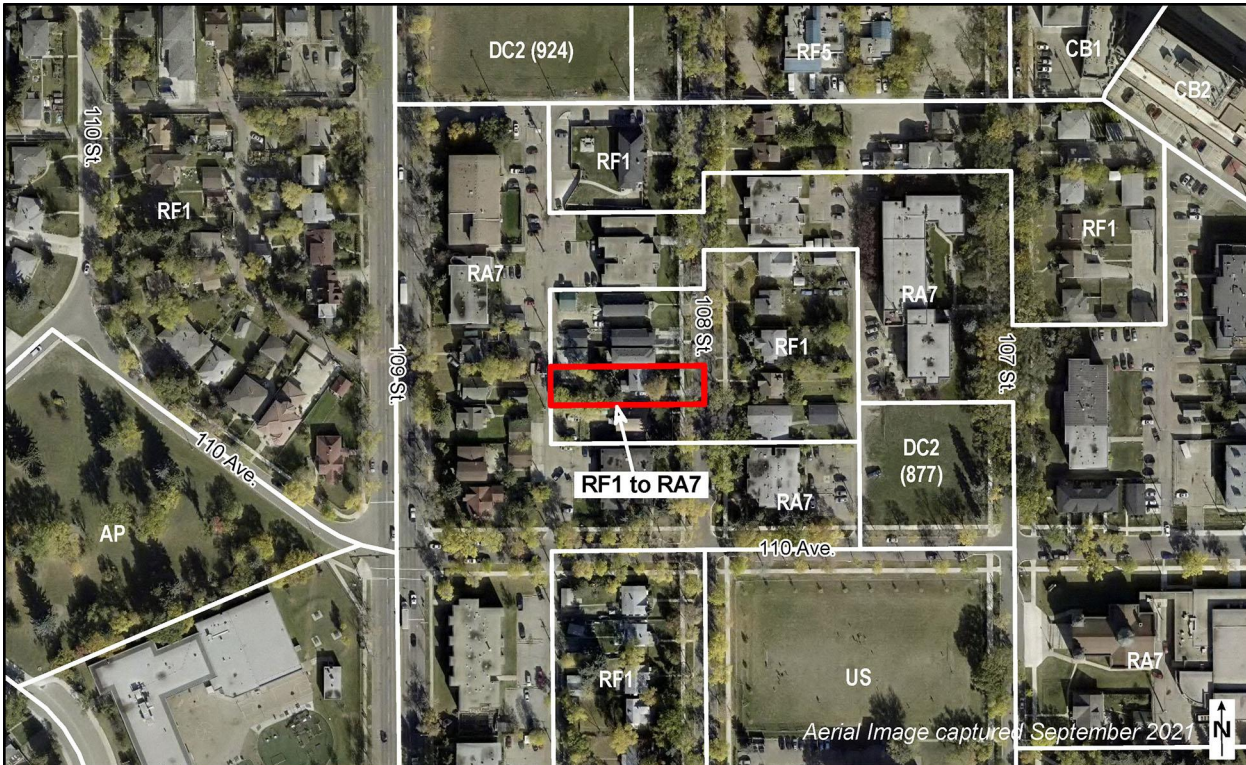
- Potential sun shadow impacts on abutting properties.
- The City should honor the ARP and protect the remaining single family homes to better provide for people at all stages of life.
- Less than 8% of the available dwellings in Central McDougall are made up of small scale housing. The community is concerned that amending the ARP will establish a precedent and lead to further declines in the amount of family friendly housing.
- The community already has an over concentration of apartment housing, which reduces the quality and sustainability of the neighbourhood. Allowing this development will create additional undesirable issues, such as transiency, without providing any benefits for the community.
- This location is unsuitable for an apartment. This scale of development should be directed closer to downtown, where property zoned for apartment housing is available.
- An apartment building will lead to increases in traffic and the lot size is too small to provide sufficient on-site parking.
- A standard zone does not offer assurances for what type of building product will be constructed nor prevent the site from being sold to a new builder.
- The community is worried that the site might be upzoned just for the increased land value and that this could further sterilize development in the neighbourhood.

## **Site and Surrounding Area**

The subject site is composed of one 697 square metre interior lot. Located near the northwest corner of Central McDougal, the site is well connected to transit and local amenities. Frequent bus services are found on both 111 Avenue and 109 Street, with the Royal Alex/Kingsway LRT station being roughly 350 metres to the east. Several schools are within walking distance, including John A. McDougall, St. Catherine and St. Joseph. Additionally, the site benefits from close proximity to downtown and a variety of shopping, entertainment, professional services and employment opportunities.

Central McDougall is one of the oldest neighbourhoods in Edmonton and is home to 5,005 residents (2016 Federal Census). While this is down from a recorded high of 5,348 in 1991, the population has remained relatively consistent. The community make-up is largely working age individuals, with the number of children (aged 0-14) and seniors (aged 65 years and over) being below the City rate.

The built form of the neighbourhood is dominated by apartments, which represent over 90% of the housing stock. Forms of low density housing, such as single family homes or row housing, make up less than 5% of the community. This results in a population density of 142 people per hectare.



Aerial view of application area

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(RF1) Single Detached Residential Zone	Single Detached House
<b>CONTEXT</b>		
North	(RF1) Single Detached Residential Zone	Single Detached House
East	(RF1) Single Detached Residential Zone	Single Detached House
South	(RF1) Single Detached Residential Zone	Single Detached House
West	(RA7) Low Rise Apartment Zone	Single Detached House





View of the site looking northwest from 108 Street NW

## Planning Analysis

### Land Use Compatibility

The edges of neighbourhoods are prime locations for increased density, as they often border important roadways that are well served by public transportation and commercial spaces. Allowing additional opportunities to live within walking distance of these amenities supports increasingly lively streetscapes. The subject site's close proximity to the western edge of Central McDougall enables it to contribute to the vibrancy of the community.

This corner of Central McDougall is a mix of the RA7 and RF1 Zones, which is seen in the current development pattern of single detached housing interspersed among low-rise apartments. When applied to the subject site, the RA7 Zone represents a continuation of the existing land use pattern. The property's width, in combination with the regulations of the RA7 Zone, will limit the size and massing of future development. This will improve compatibility with the single detached homes to the north and south. A new low-rise Multi-unit Housing building

at this location is considered compatible with the mixture of developments in the area. A comparison between the existing and proposed zones, along with graphic images, are provided below.

### RF1 & RA7 Comparison Summary

	RF1 + MNO Current	RA7 Proposed
<b>Principal Building</b>	Single Detached Housing Duplex Housing Semi-detached Housing	Multi-Unit Housing
<b>Maximum Height</b>	8.9 m	14.5 - 16.0 m
<b>Front Setback Range</b> (108 Street)	6.7 m	6.0 m
<b>Minimum Interior Side Setback</b>	1.2 m	1.5 m - 3.0 m
<b>Minimum Rear Setback</b> (Lane)	18.3 m (40% of Site Depth)	7.5 m
<b>Maximum Site Coverage</b>	40%	n/a
<b>Maximum No Dwelling Units</b>	Two (2) Principal Dwellings <sup>1</sup> Two (2) Secondary Suites <sup>1</sup> Two (2) Garden Suites <sup>1</sup>	No Maximum (Minimum of three (3) dwellings)

	RF1 + MNO: Current		RA7: Proposed	
<b>Accessory Building</b>	Garden Suite	Detached Garage	Garden Suite	Detached Garage
<b>Maximum Height</b>	6.5 m	4.3 m	-	-
<b>Minimum Interior Side Setback</b>	1.2 m	0.6 m	-	-
<b>Minimum Rear Setback</b>	1.2 m	1.2 m	-	-

<sup>1</sup> Lot Subdivision would be required to accommodate two Single Detached principal structures/dwellings under RF1. Semi-detached could be built without subdividing under RF1. Each principal dwelling could have a Secondary Suite and/or Garden Suite.



**POTENTIAL RA7 BUILT FORM**

---



*Image represents a 14.5 metre tall building with 3.0 metre side setbacks.*

**POTENTIAL RA7 BUILT FORM**

---



*Image represents a 10 metre tall building with 1.5 metre side setbacks*

## Plans in Effect

### *CENTRAL MCDOUGALL/QUEEN MARY PARK ARP*

The Central McDougall/Queen Mary Park ARP, adopted in 1998, has the vision of a livable and dynamic community that retains a well-balanced blend of housing for families of all types. However, the plan identifies a lack of available housing choices as a hindrance to realizing this aim. To achieve the vision, an action plan was created to protect the remaining single family housing while supporting increased density south of 108 Avenue NW.

This formed Central McDougall's "Neighbourhood Core", where single family housing should be retained. The subject property is within this Neighbourhood Core and an amendment to Map 5 - Central McDougall - Overall Plan Concept would be required to facilitate this rezoning.

### *TRANSIT ORIENTED DEVELOPMENT GUIDELINES*

The subject property is located approximately 350 metres west of the Kingsway/Royal Alex Station, which the guidelines classify as an Institutional/Recreation station type. As no master plan exists, guidelines for the Neighbourhood Station Area type apply.

A Neighbourhood Station looks to ensure that incremental small-site development is of an appropriate scale and fit. For the subject property, the guidelines indicate a maximum density of 42 dwelling units per hectare, which is represented as row housing.

### *THE CITY PLAN*

The City Plan provides direction for Edmonton's long term growth. It aims to have 50% of all new residential units created at infill locations, focusing on key nodes and corridors.

Situated within the 111 Avenue Primary Corridor, and between both Centre City and the Blatchford-NAIT-Kingsway Major Node, the property sits at the crossroads of significant intensification areas. A primary corridor is intended to be a prominent urban street designed for living, working, and moving. This vibrant street life is supported by mid to high-rise mixed-use development with a target density of 150 people per hectare.

Full development in accordance with The City Plan may eventually lead to mid-rise buildings in this location, given the size of this single lot and existing low density land uses it is concluded that the low-rise building form of the RA7 Zone is an appropriate transition and supports the infill objectives of The City Plan.



## **Technical Review**

### **Transportation**

Vehicular access for the site shall be from the abutting lane only. The existing access to 108 street must be removed upon redevelopment of the site and the boulevard, curb, and gutter restored to the satisfaction of Subdivision and Development Coordination.

### **Drainage**

No storm sewer connections currently exist to the subject rezoning area. Should the property be redeveloped for commercial uses or residential uses other than single family or semi-detached housing, a private drainage system consisting of a storm sewer service connection will be required.

### **EPCOR Water**

The existing water infrastructure in the area is not of sufficient capacity to support the proposed zoning. The existing service will not be of sufficient size for the proposed development. The applicant must review the total on-site water demands and service line capacity with a qualified engineer to determine the size of service required to ensure adequate water supply.

There is also a significant deficiency in on-street fire protection adjacent to the property. City of Edmonton Standards require on-street fire flows of 300 l/s and hydrant spacing of 90m for the proposed zone. The on-street fire flows in the area are well below the required flow rate and there are no hydrants on adjacent 108 Street.

This may require the applicant to construct approximately 73 metres of new water main, 25 metres of new hydrant lead, and one new hydrant.

All other comments from affected City Departments and utility agencies have been addressed.

## **Appendices**

- 1 "What We Heard" Public Engagement Report
- 2 Application Summary



## Public Engagement Feedback Summary

---

<b>Project Address:</b>	11018 108 Street NW
<b>Project Description:</b>	Rezoning from (RF1) Single Detached Residential Zone to the (RA7) Low Rise Apartment Zone to allow for a low-rise residential building with a maximum height of 16 metres.
<b>Project Website:</b>	<a href="http://edmonton.ca/centralmcdougallplanningapplications">edmonton.ca/centralmcdougallplanningapplications</a>
<b>Engagement Format:</b>	Online Engagement Webpage - Engagement Edmonton: <a href="http://engaged.edmonton.ca/ra7centralmcdougall">http://engaged.edmonton.ca/ra7centralmcdougall</a>
<b>Engagement Dates:</b>	January 31 to February 22, 2022
<b>Number Of Visitors:</b>	<ul style="list-style-type: none"><li>● Engaged: 6</li><li>● Informed: 16</li><li>● Aware: 33</li></ul>

See “Web Page Visitor Definitions” at the end of this report for explanations of the above categories.

---

### About This Report

The information in this report includes the feedback gathered through the Engaged Edmonton platform between January 31 to February 22, 2022.

Input from Edmontonians will be used to ensure the review of this application takes local context into consideration, is as complete as possible and to inform conversations with the



applicant. Feedback will be summarized in the report to City Council when the proposed rezoning goes to a future City Council Public Hearing for a decision.

This report will be shared with those who emailed the file planner, as well as with the applicant and the Ward Councillor.

---

### Engagement Format

The Engaged Edmonton webpage included information about the proposed zone, the rezoning process and contact information for the file planner. Two tools were available for participants: one to ask questions and one to leave feedback.

The comments are summarized below; no questions were asked during the engagement.

---

### Feedback Summary

The following section includes a summary of collected comments

Number of Responses:

In Support: 1

In Opposition: 5

Common **concerns** heard were:

**Neighbourhood Core:** Less than 8% of the available dwellings in Central McDougall are made up of small scale housing. The community is concerned that amending the ARP will establish a precedent and lead to further declines in the amount of family friendly housing.

**Apartments:** The community already has an over concentration of apartment housing, which impacts the quality and sustainability of the neighbourhood. Allowing this development will create additional undesirable issues, such as transiency, without providing any benefits for the community.



**Scale:** This location is unsuitable for an apartment. This scale of development should be directed closer to Downtown where property zoned for apartment housing is available.

---

### **Web Page Visitor Definitions**

#### Aware

An aware visitor, or a visitor that we consider to be 'aware', has made one single visit to the page, but not clicked any further than the main page.

#### Informed

An informed visitor has taken the 'next step' from being aware and clicked on something. We now consider the visitor to be informed about the project. This is done because a click suggests interest in the project.

#### Engaged

Every visitor that contributes on the page, either by asking questions or leaving a comment, is considered to be 'engaged'.

Engaged and informed are subsets of aware. That means that every engaged visitor is also always informed AND aware. In other words, a visitor cannot be engaged without also being informed AND aware. At the same time, an informed visitor is also always aware.

---

If you have questions about this application please contact:

Jordan McArthur, Planner  
780-496-2622  
jordan.mcarthur@edmonton.ca



## Application Summary

### Information

<b>Application Type:</b>	Rezoning and Plan Amendment
<b>Bylaw(s)/Charter Bylaw(s):</b>	20021 and 20022
<b>Location:</b>	North of 110 Avenue NW and west of 108 Street NW
<b>Address(es):</b>	11018 108 Street NW
<b>Legal Description(s):</b>	Lot 401, Block 8, Plan 7540AH
<b>Site Area:</b>	697 m <sup>2</sup>
<b>Neighbourhood:</b>	Central McDougall
<b>Ward:</b>	O-day/min
<b>Notified Community Organization(s):</b>	Central McDougall Community League
<b>Applicant:</b>	Green Space Alliance

### Planning Framework

<b>Current Zone(s) and Overlay(s):</b>	(RF1) Single Detached Residential Zone Mature Neighbourhood Overlay
<b>Proposed Zone(s) and Overlay(s):</b>	(RA7) Low Rise Apartment Zone
<b>Plan(s) in Effect:</b>	Central McDougall/Queen Mary Park Area Redevelopment Plan
<b>Historic Status:</b>	N/A

Written By:  
Approved By:  
Branch:  
Section:

Jordan McArthur  
Tim Ford  
Development Services  
Planning Coordination