

11206, 11212 and 11216 - 101 Street NW Position of Administration: Support



Summary

Charter Bylaw 20665 proposes a rezoning from a (DC2.286) Site Specific Development Control Provision and the (RF3) Small Scale Infill Development Zone to the (RA7) Low Rise Apartment Zone and (RF5) Row Housing Zone to allow for low rise multi-unit and row-housing.

Public engagement for this application included a mailed notice, site signage and information on the City's webpage. Approximately 4 people were heard from, with 1 in opposition and 3 mixed or with questions. Most concerns were related to the development having insufficient parking and about the potential impact of commercial uses.

Administration supports this application because it:

- Supports intensification within a Primary Corridor at a location that is well connected to transit, as directed by The City Plan.
- Allows for additional density at a location that is within walking distance to large scale employment, retail and educational uses.
- Provides a sensitive transition from the large institutional uses to the south to the residential interior of the neighbourhood.

Application Details

This application was submitted by Clarity Development Advisory on behalf of Mik-Tik Building & Design Ltd.

Rezoning

The proposed (RA7) Low Rise Apartment Zone and (RF5) Row Housing Zone would allow development with the following key characteristics:

- (RA7) Low Rise Apartment Zone
 - Low-rise multi-unit housing with limited ground floor commercial opportunities.
 - Maximum height of 16.0 metres (approximately four storeys).
 - Maximum floor area ratio between 2.3 - 2.5.
- (RF5) Row Housing Zone
 - Ground oriented housing.
 - Maximum height of 10.0 metres (approximately three storeys).
 - Maximum site coverage between 50 - 52%.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	(DC2.286) Site Specific Development Control Provision. (RF3) Small Scale Infill Development Zone	Single Detached Housing
North	(RF3) Small Scale Infill Development Zone	Single Detached Housing
East	(US) Urban Services Zone	Private Education Service
South	(DC1) Direct Development Control Provision	Extended Medical Treatment Service
West	(RF3) Small Scale Infill Development Zone	Single Detached Housing



View of the site looking west from 101 Street NW (Google Street View, May 2023)



View of the site looking northeast from 112 Avenue NW (Google Street View, May 2021)

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application proposed a rezoning to a standard zone of the same category in the Zoning Bylaw and raised little response to advanced notifications. The basic approach included:

Mailed Notice, August 28, 2023

- Notification radius: 61 metres
- Recipients: 29
- Responses: 4
 - In opposition: 1
 - Mixed/Questions only: 3

Site Signage, September 08, 2023

- One rezoning information sign was placed on the property facing the intersection of 101 Street NW and 112 Avenue NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Spruce Avenue Community League
- Kingsway Business Improvement Area

Common comments heard

- On street parking is already a problem in this neighbourhood and additional density will increase this issue (2).
- Ground floor commercial uses are unnecessary at this location and will have negative impacts on the community (2).

Application Analysis



Site analysis context

The City Plan

The City Plan provides high level policy direction for Edmonton's long-term growth, focusing more intense developments along a series of nodes and corridors. The plan also contains Big City Moves; bold and transformative priorities intended to create new opportunities for Edmontonians. One Big City Move is having A Rebuildable City where 50% of new homes are built at infill locations and 600,000 new residents are welcomed into redeveloping areas.

This site is located one block from both the 111 Avenue and 97 Street Primary Corridors, both of which seek a minimum overall density of 150 people per hectare through mostly mid and some high-rise developments. The proposed zones are sensitive to the size of neighbouring homes, and are appropriate considering the site's distance from both corridors.

Impact of Zoning Bylaw Renewal

At the time of writing of this report, Zoning Bylaw 20001 has been approved, but is not yet in effect. As a result, if proposed Charter Bylaw 20665 is approved, the (RA7) and (RF5) zones would be effective until December 31, 2023, while the (RM_h16.0) Zone and (RSM_h12.0) Zones would become effective January 1, 2024.

Land Use Compatibility

The majority of the Spruce Avenue neighbourhood is zoned (RF3) Small Scale Infill Development Zone and is occupied by small-scale housing, including several recently constructed row houses. Higher density residential zones, and several low rise apartments, are found along the communities' northern and eastern boundaries, while the southern edge is defined by the Glenrose Rehabilitation Hospital.

The RA7 and RF5 zones, with maximum heights of 16.0 metres and 10.0 metres respectively, will allow for a sensitive transition from the surrounding institutional uses to the 8.9 metre tall buildings permitted in the RF3 Zone, as seen in Figure 1 below. Additionally, these zones will permit more people to reside within walking distance of large employment and retail centres found at the Royal Alexandra Hospital, Kingsway Mall, and NAIT.



Figure 1

The tables below shows key differences between the current and proposed zones and also includes details of the RM_h16 and RSM_h12 Zones, which would come into effect on January 1, 2024 for this site, if this rezoning is approved.

	RF3 Current	RF5 Proposed	RSM Proposed ZBR Equivalent
Maximum Height	8.9 m	10.0 m	12.0 m
Minimum Setbacks			
front	7.7 m	7.7 m	3.0 m
interior side	1.2 m	1.2 m	1.5 m
flanking side	N/A	N/A	N/A
rear	18.3 m	18.3 m	5.5 m
Maximum Site Coverage/FAR	45%	50 - 52%	60%
Number of Principal Dwellings	4 maximum ¹	5 maximum	4 minimum

¹ Secondary suites and garden suites are allowed with each existing principal dwelling, the likelihood of these suites diminishes as the number of principal dwellings increase.

	DC2.286 Current	RA7 Proposed	RM Proposed ZBR Equivalent
Maximum Height	10.0 m	16.0 m	16.0 m
Minimum Setbacks			
front	6.0 m	4.5 m	3.0 m
interior side	2.0 m	3.0 m	3.0 m
flanking side	4.0 m	3.0 m	4.5 m
rear	4.5 m	7.5 m	3.0 m
Maximum Site Coverage/FAR	40%	2.3 - 2.5	2.3 - 3.0
Number of Principal Dwellings	2 maximum ²	4 minimum	4 minimum

Mobility

The rezoning sites are not anticipated to have a significant impact on the transportation network. This area is well connected to the arterial road network with close proximity to 97 Street NW and 101 Street NW. There are several active mode connections available near this site along 96 Street NW, 106 Street NW and 114 Avenue NW. Access to the subject sites will be available from the alley. The scale of development for the proposed rezoning sites may trigger requirements for upgrades to the alley to a commercial alley standard, as determined at the development permit stage.

ETS operates bus service on 101 Street NW, 111 Avenue NW and 97 Street NW. The site is within 100 metres walking distance to the nearest bus stops, located on 101 Street NW. The site is also within 800 metres walking distance to the Kingsway / Royal Alex Transit Centre and LRT Station.

² Secondary suites and garden suites are allowed with each existing principal dwelling, the likelihood of these suites diminishes as the number of principal dwellings increase.

The transportation network provides convenient access to many nearby amenities to support this development.

Mass transit bus routes are anticipated to operate nearby on 111 Avenue NW and either 97 Street NW or 101 Street NW as part of the future mass transit network associated with the 1.25 million population scenario of The City Plan. Analysis is currently ongoing to determine the preferred alignment of mass transit bus routes in the area.

Utilities

Sanitary service connections are available to all the sites. No storm services currently exist to any of the sites.

The proposed RA7 site has a storm service connection available, and onsite stormwater management is required for a 1:5 year design rainfall event with an outflow rate of 35 litres per second per hectare

The proposed RF5 sites have no storm service connections available. Therefore Low Impact Development (LID) must be utilized. Roof downspouts must drain to LID and towards a City right-of-way in a manner that does not have the potential to cause nuisance, hazard or damage.

Edmonton Fire Rescue Services has performed a risk-based Infill Fire Protection Assessment and determined that the site is compliant with municipal standards for hydrant spacing. 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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