

Planning Report

Queen Mary Park

O-day'min

Edmonton

11003, 11007, 11011 - 111 Avenue NW

Position of Administration: Support



Summary

Charter Bylaw 20747 proposes a rezoning from the (RS) Small Scale Residential Zone to the (RM h28) Medium Scale Residential Zone to allow for multi-unit residential development up to approximately eight storeys and with opportunities for community and commercial uses on the ground floor. Bylaw 20746 proposes an amendment to the Central McDougall - Queen Mary Park Area Redevelopment Plan to facilitate the proposed rezoning.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. Approximately six people were heard from, with four in opposition, one in support, and one with general questions. Most concerns were related to congested on-street parking in the area and an eight storey building being out of scale with existing small-scale homes.

Administration supports this application because it:

- Enables intensification within a Primary Corridor where mid-rise and high-rise built forms are envisioned.
- Is well connected to transit and active mode networks including bus service, LRT, and a shared pathway.
- Is located along the northern edge of the community and separated from adjacent properties by a public roadway on three sides which reduces impacts on nearby properties.
- Is in proximity to a variety of services and amenities including the Blatchford - NAIT - Kingsway Major Node, The Royal Alexandra Hospital, and Airway Park.

Application Details

This application was submitted by Situate Inc on behalf of the landowner.

Rezoning

The proposed (RM h28) Medium Scale Residential Zone would allow development with the following key characteristics:

- Medium-rise residential building with limited ground floor community and commercial opportunities.
- Maximum height of 28 metres (approximately eight storeys).
- Maximum floor area ratio between 3.8 - 5.2.

Plan Amendment

To facilitate the proposed rezoning, an amendment to one map in the Central McDougall - Queen Mary Park Area Redevelopment Plan is proposed.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	(RS) Small Scale Residential Zone	Single Detached House
North	(PS) Parks and Services Zone	Park Outdoor Recreation Service
East	(RS) Small Scale Residential Zone	Single Detached House
South	(RS) Small Scale Residential Zone	Single Detached House

West	(RS) Small Scale Residential Zone	Single Detached House
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View of the site looking southwest from 111 Avenue NW (Google Street View, May 2023)



View of the site looking south from 111 Avenue NW (Google Street View, May 2023)

Community Insights

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

Mailed Notice, October 26, 2023

- Notification radius: 70 metres
- Recipients: 35
- Responses: 6
 - In opposition: 4
 - In support: 1
 - Mixed/Questions only: 1

Site Signage, January 27, 2024

- One rezoning information sign was placed on the property facing the intersection of 111 Avenue and 110 Street NW

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Prince Rupert Community League
- Queen Mary Park Community League
- Prince Charles Community League
- Kingsway Business Improvement Area

Common comments heard

- There are parking restrictions in place on abutting roads. Increased density in the area will lead to more competition for on-street parking (4)
- An eight storey building will be out of place amongst single detached homes (2)
- A building of this height will impact privacy on neighbouring properties
- The building will cast shadows on nearby properties
- Adding more people to the neighbourhood will increase crime
- The neighbourhood doesn't need supportive housing or commercial uses

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 development 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. Some Big City Move include having A Rebuildable City where 50% of new homes are built at infill locations and 600,000 new residents are welcomed into redeveloping areas.

The site is located within the 111 Avenue Primary Corridor, which seeks a minimum density of 150 people per hectare through mid and some high-rise developments. The site's proximity to the intersection of two arterial roads, in combination with access to numerous amenities and transit, makes the site appropriate for increased density. The proposed RM Zone will foster a denser, more walkable community while also maintaining human scale developments.

Area Redevelopment Plan

The Central McDougall/Queen Mary Park Area Redevelopment Plan (ARP) applies to the Site. The site is designated as "Single Family Residential" within Map 6 - Queen Mary Park - Overall Plan Concept. In order to ensure the zoning aligns with the plan, Map 6 will be amended to label the site as "Medium Rise Apartments".

While the plan aims to maintain single family housing, this application will enable more people to enjoy the community's central location and benefit from its proximity to an excellent variety of shopping, entertainment and professional services.

Land Use Compatibility

The proposed RM h28 zone allows for a 28.0 metre tall building (approximately eight storeys), with limited opportunities for compatible commercial and community uses at ground level, such as child care services and food and drink services.

The subject property forms a corner site, surrounded by roadways on three sides with good connectivity to transit. While surrounding properties consist of single detached homes, low-rise buildings are common throughout the neighbourhood and an eight-storey building was recently completed in the neighbourhood interior. The site's location along the northern edge of the community helps to minimize sun shadow impacts on nearby homes, with the width of 111 Avenue limiting impacts on nearby green spaces to just the winter months.

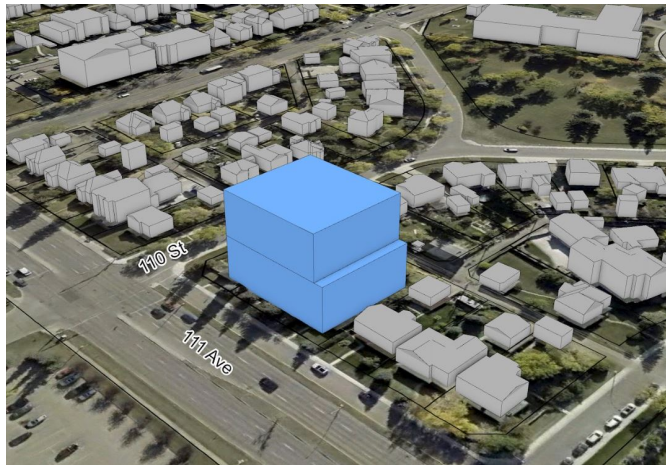
While the development will have an impact on adjacent properties, particularly at this early stage of corridor development. The proposed zone is appropriate given the expectation of future built form for the corridor is mid-rise and some high-rise. The tradeoff during this transition period is the proposal will create greater housing choice and benefit more people with access to numerous nearby amenities.

	RS Current	RM h28 Proposed
Typical Uses	Residential Limited commercial	Residential Limited commercial
Maximum Height	10.5 m	28.0 m
Minimum Front Setback (111 Avenue)	4.5 m	4.5 m
Minimum Interior Side Setback	1.2 - 1.5 m	3.0 m + 3.0 m stepback above 16.0 m in height
Minimum Flanking Side Setback (110 Street)	1.2 - 2.0 m	4.5 m

Minimum Rear Setback (Lane)	10.0 m	3.0 m
Maximum Site Coverage/FAR	45%	3.8 - 5.2
Number of Dwellings	8 - 11 maximum ¹	22 minimum

RM h28 - Potential Built Forms

Maximum Height



Maximum Floor Area Ratio



Mobility

The rezoning site is well connected to the transportation and active mode network. A shared pathway is located on the north side of 111 Avenue and the Bike Plan identifies 113 Street as a future district connector bike route.

Edmonton Transit Service operates bus service along 111 Avenue NW, 109 Street NW and Kingsway NW. Additionally, Strathcona County Transit and St. Albert Transit both operate regional bus service along these three corridors. The site is within 250 metres walking distance to bus stops along 111 Avenue NW and 109 Street NW. Additionally, the site is within 650-700 metres walking distance of Kingsway / Royal Alex Transit Centre and LRT Station (Metro Line LRT). Further, mass transit bus routes are anticipated to operate nearby on Kingsway NW, Princess Elizabeth Avenue NW, 111 Avenue NW and 109 Street NW as part of the future mass transit network associated with the 1.25 million population scenario of The City Plan.

¹Interior sites are limited to 8 dwellings, while the corner lot would be allowed up to 11.

Upon redevelopment of the subject site, the owner will be required to upgrade the alley to a commercial alley standard directly adjacent to this site. There is an opportunity to coordinate and explore the possibility of cost sharing with the Building Great Neighbourhoods' alley renewal project which is planned for 2026.

Utilities

Development allowed under the proposed zone would be required to include on-site stormwater management techniques utilizing an engineered 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.

Edmonton Fire Rescue Services has performed a risk-based Infill Fire Protection Assessment and determined that the site is functionally compliant with the municipal standards for hydrant spacing; therefore, no upgrades to on-street fire protection are required. 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. Sun/Shadow Analysis

Written By: Jordan McArthur

Approved By: Tim Ford

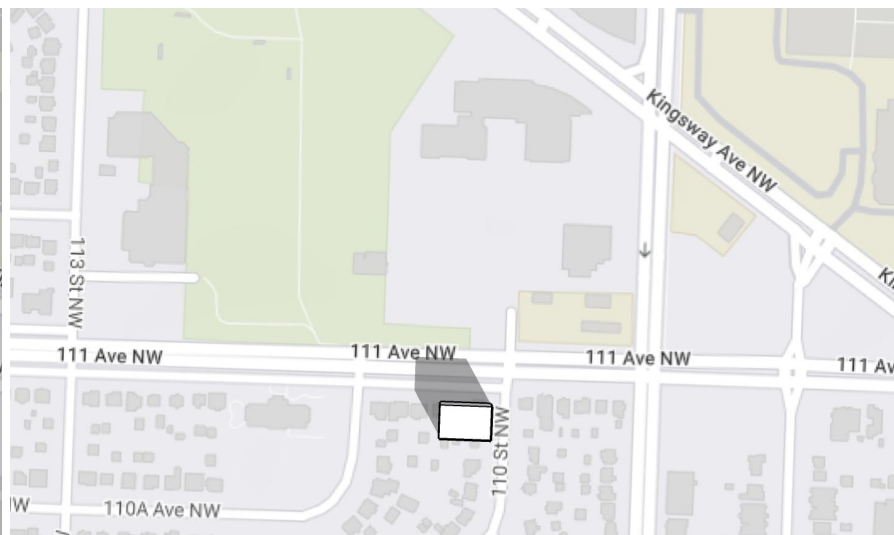
Branch: Development Services

SUN/SHADOW STUDY - 11003, 11007 & 11011 - 111 AVE. NW

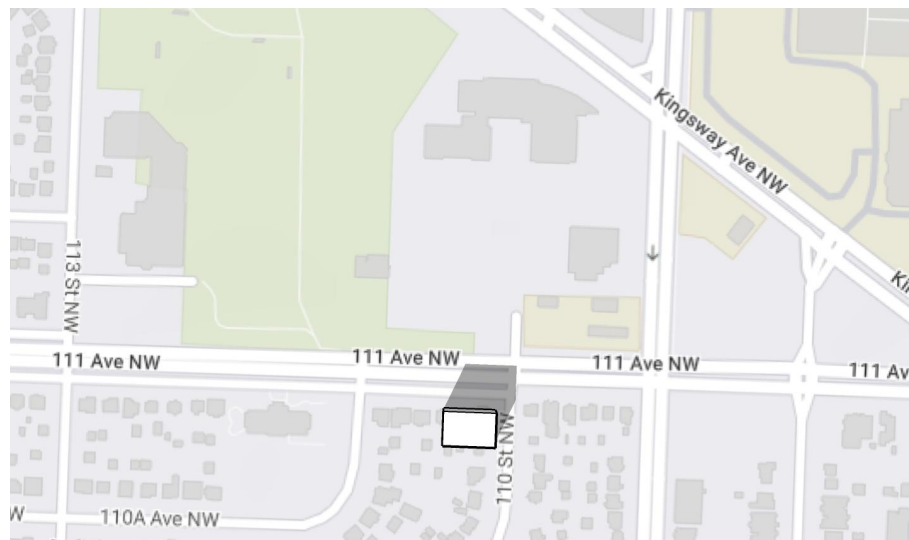
March/September 21



9AM



12PM

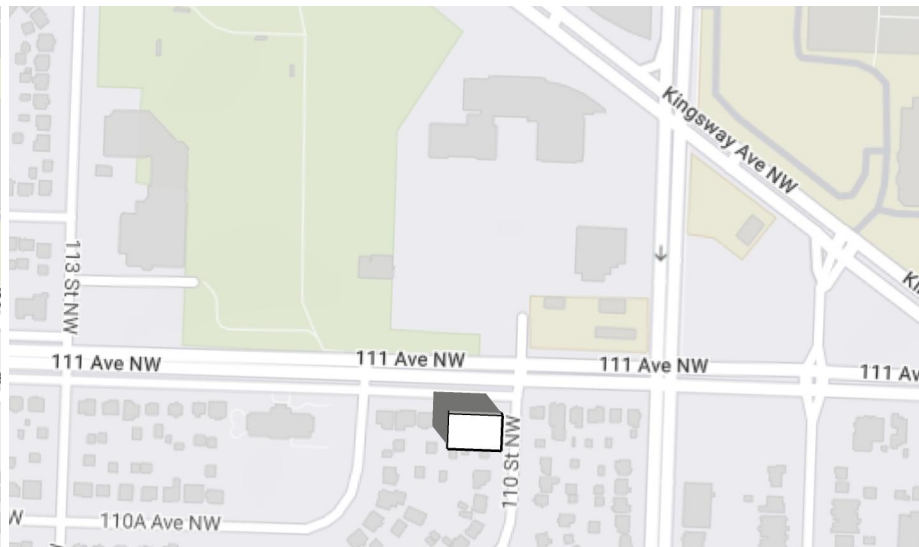


3PM

June 21



9AM

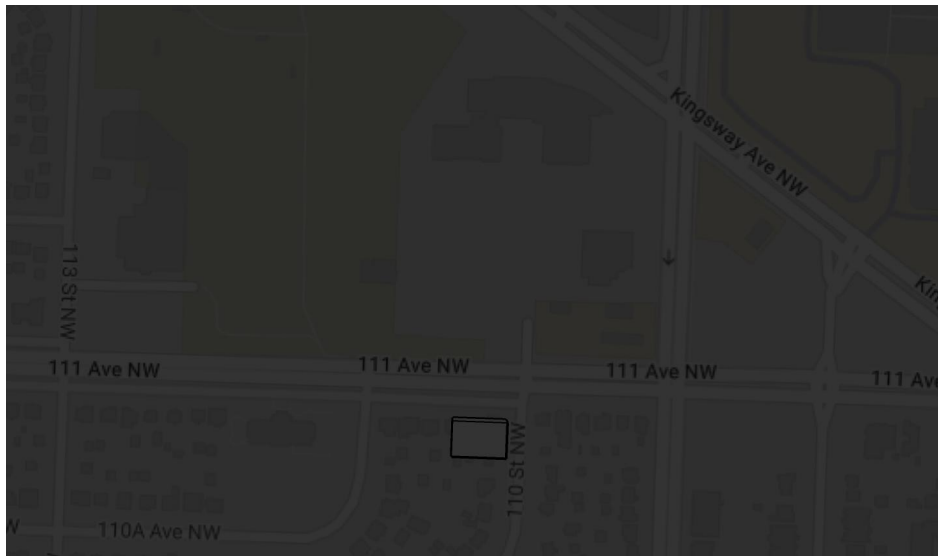


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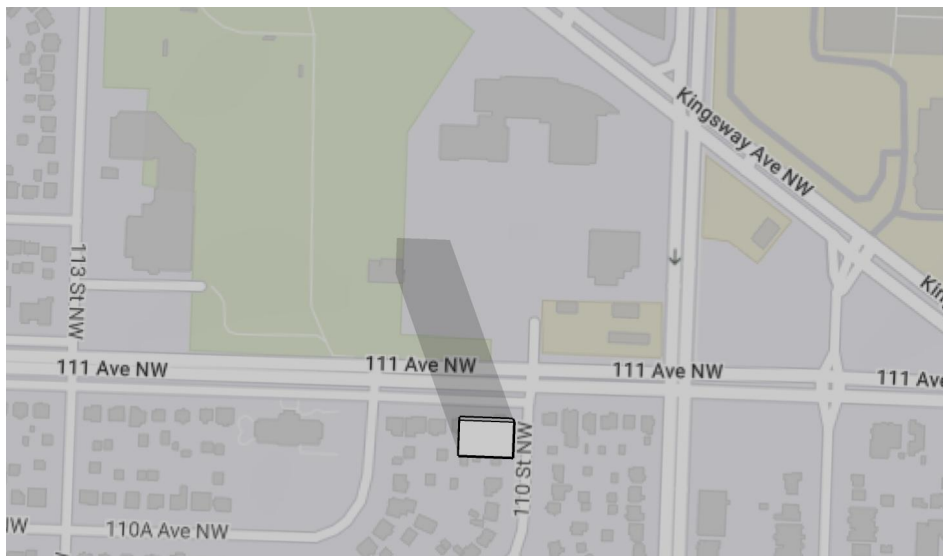


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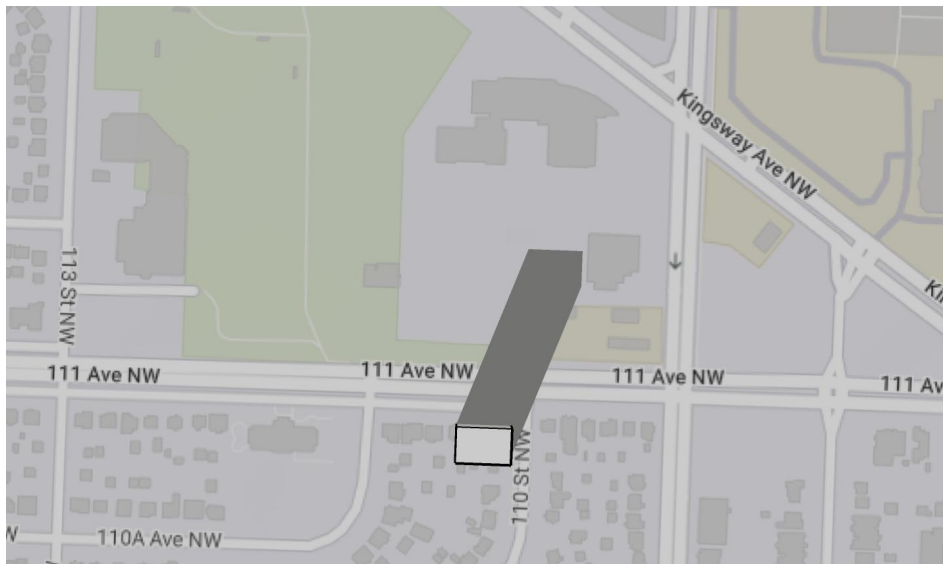
December 21



9AM



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