

4211 - 106 Street NW

Position of Administration: Support



Summary

Charter Bylaw 20759 proposes a rezoning from the (DC2.584) Direct Control Zone to the General Commercial Zone (CG) to allow for a variety of commercial businesses with limited opportunities for residential uses.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. Approximately 3 people were heard from; one expressed opposition, and the other two requested more information. Most concerns were related to the proposed development being too high for the neighbourhood and the potential increase in parking and traffic congestion in the area.

Administration supports this application because it:

- Is compatible with the surrounding land use.

- Proposes a range of uses and facilitates intensification within a Primary Corridor (Calgary Trail NW).
- Proposes a rezoning which aligns with The City Plan’s policies to encourage redevelopment that contributes to the livability and adaptability of districts.

Application Details

This application was submitted by Eins Development Consulting Ltd. on behalf of the landowner.

Rezoning

The proposed (CG) General Commercial Zone would allow development with the following key characteristics:

- A maximum height of 16.0 metres, except for hotels, which is 30.0 metres.
- A maximum Floor Area Ratio of 3.5.

Site and Surrounding Area

The subject site is located on a 3.3 ha parcel in the north portion of the Rideau neighbourhood. The table below shows the surrounding context.

	Existing Zoning	Current Development
Subject Site	(DC2.584) Direct Control Zone	Strip mall
North	(RM h16.0) Medium Scale Residential Zone	Low rise residential
East	(DC2.298) Direct Control Zone	Commercial (Lowe’s Home Improvement)
South	(DC2.183 & DC2.415) Direct Control Zone	Commercial and Low rise residential
West	(RM h16.0) Medium Scale Residential Zone	Low rise residential



Figure 1 - View of the site looking south from Whitemud Drive NW (Source: Google maps)



Figure 2 - View of the site looking south from Whitemud Drive NW (Source: Google maps)

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the advance notice of the proposed land use change garnered little response, and it aligns with the objectives of The City Plan. The basic approach included:

Mailed Notice, September 15, 2023

- Notification radius: 120 metres
- Recipients: 199
- Responses: 3
 - In support: 0
 - In opposition: 1
 - Mixed/Questions only: 2

Site Signage, January 30, 2024

- Two rezoning information signs were placed on the property facing 106 Street NW & Whitemud Drive NW and 105 Street NW & 42 Avenue NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Duggan Community League
- Southwest Area Council of Community Area Council

Common comments heard:

- Need more information on the proposal (2).
- Proposed development is too high for the neighbourhood and will cast shadow on the neighbouring properties.
- Ensure the library remains on site after the rezoning is approved.
- Proposed development will cause an increase in traffic and parking congestion in the area.

Application Analysis



The City Plan

The site is located within the Calgary Trail NW Primary Corridor. Primary Corridors are envisioned to be prominent urban streets designed for living, working and moving. They serve as a destination and provide critical connections between nodes, throughout the city, and beyond. Primary corridors include a wide range of activities supported by mixed-use development and mass transit. The typical massing/form envisioned for primary corridors is mostly mid-rise with some high rise. The proposed CG Zone allows for both low and mid rise development opportunities and a variety of uses that would facilitate intensification on the site within a Primary Corridor. Additionally, the proposed rezoning contributes to the direction outlined in The City Plan by encouraging redevelopment that contributes to the livability and adaptability of an area.

Land Use Compatibility

When compared to the existing DC2.584 Zone, the proposed CG Zone would allow for an increase in height, floor area ratio and variety of uses.

With a maximum height of up to 16.0 metres (except for hotel use, which is 30.0 metres) and a Floor Area Ratio of 3.5, the CG Zone allows for a development which is higher than what is permitted under the existing DC2.584 Zone. However, the site is surrounded by roadways on all sides, which creates a buffer and will reduce the impacts of the proposed development. Additionally, the neighbouring sites have similar commercial uses or built forms. To the east, there is an existing commercial development (Lowe’s Home Improvement), while to the west, there is a low-rise residential development, and to the south, there are commercial and low-rise residential developments. Consequently, the proposed CG Zone will have minimal impact on the adjacent properties, making it an appropriate zone for this location.

	DC2.584 Current	CG Proposed
Typical Uses	Commercial	Commercial Limited residential
Maximum Height	10.0 m	16.0 m ¹
Maximum Floor Area Ratio	1.0	3.5 ²

¹ A maximum height of 30.0 metres is permitted only for hotel use under the CG Zone.

² A maximum Floor Area Ratio of 2.0 is permitted only for residential uses under the CG Zone.

Mobility

Transportation requirements associated with the future development of the site will be reviewed at the subdivision and/or development permit stage. Depending on the scale of development, a Transportation Impact Assessment (TIA) may be required. Details to be reviewed will include site access and active modes infrastructure and connectivity.

Edmonton Transit Service operates bus service on numerous corridors near the site, including 105 Street NW, 106 Street NW, 40 Avenue NW, 42 Avenue NW and Whitemud Drive service roads. The entire site is within 400 metres walking distance of in-use bus stops. In the future, a mass transit bus route is anticipated to operate nearby on Calgary Trail and Gateway Boulevard as part of the future mass transit network associated with the 1.25 million population scenario of The City Plan.

Risk

A high pressure pipeline is located along the west and north edges of the site. The setbacks in the proposed CG zone will provide safe separation distance between the pipeline and development on the site. Safe separation distances were determined by a risk assessment that was performed as part of the rezoning application.

Utilities

The proposed rezoning is not anticipated to have a significant impact on the existing sanitary and storm sewer systems in the area, and these existing service connections can continue to be utilized.

The applicant/owner will be responsible for all costs associated with providing the required water supply, including any changes to the existing water infrastructure required by the proposed zoning.

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Branch: Development Services

Section: Planning Coordination