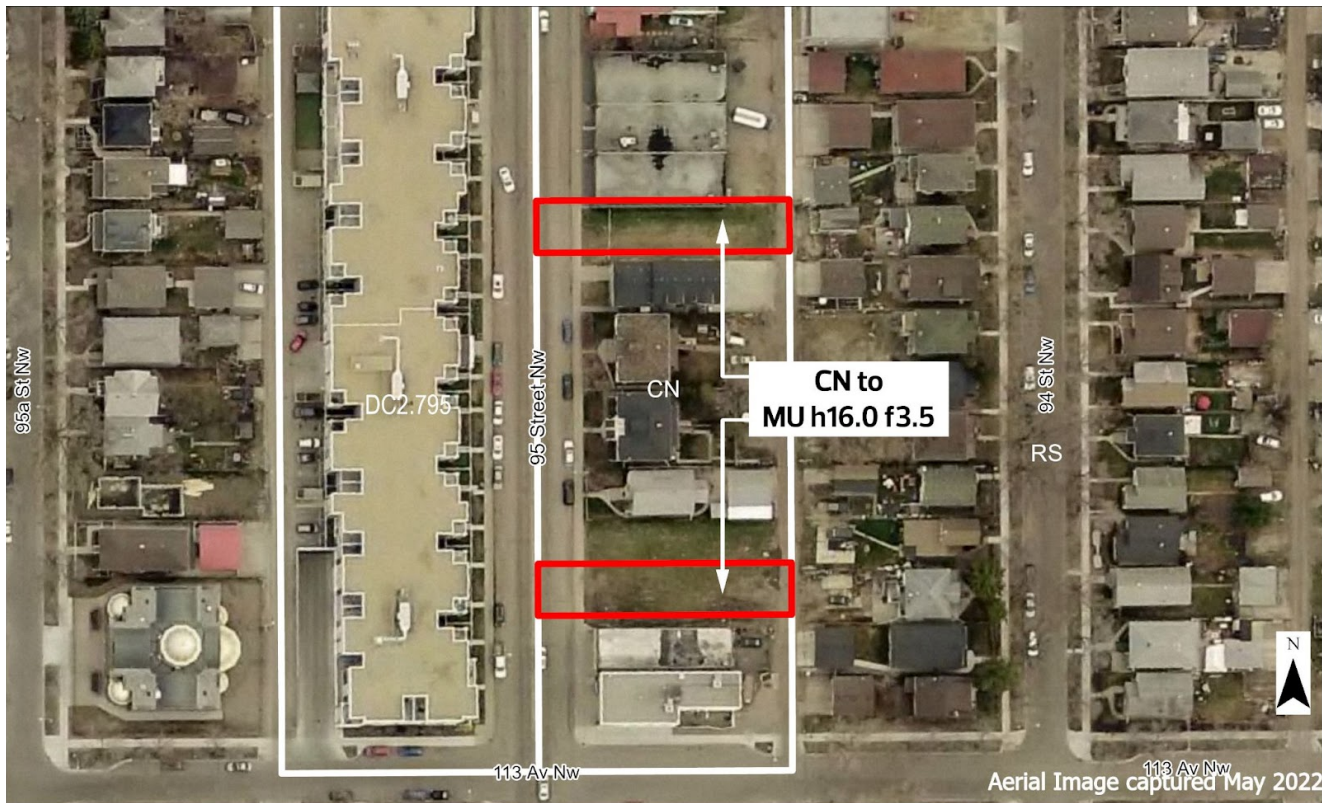


11311 & 11343 - 95 Street NW

Position of Administration: Support



Summary

Charter Bylaw 20758 proposes a rezoning from the Neighbourhood Commercial Zone (CN) to the Mixed Use Zone (MU h16.0 f3.5) to allow for small scale mixed use development.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. One resident responded and concerns were related to underutilization of existing vacant lots along 95 Street NW and designation of 95 Street NW as an arterial road.

Administration supports this application because it:

- Is compatible with the surrounding land use.
- Proposes a range of uses and intensification within a Secondary Corridor.
- Proposes a rezoning which aligns with the direction from the City Plan to encourage redevelopment that contributes to the livability and adaptability of districts.

Application Details

This application was submitted by TCSYEG on behalf of the landowner.

Rezoning

The proposed Mixed Use Zone (MU h16.0 f3.5) would allow development with the following key characteristics:

- A maximum height of 16.0 metres (approximately 4 storeys).
- A maximum floor area ratio of 3.5.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site (South)	(CN) Neighbourhood Commercial Zone	Vacant
North	(CN) Neighbourhood Commercial Zone	Vacant
East	(RS) Small Scale Residential Zone	Single detached house
South	(CN) Neighbourhood Commercial Zone	Commercial
West	(DC2.795) Direct Control Zone	Low rise residential



Figure 1 - View of the south site looking east from 95 Street NW (Source: Google maps)



Figure 2 - View of the south site looking west from alley (Source: Google maps)

	Existing Zoning	Current Development
Subject Site (North)	(CN) Neighbourhood Commercial Zone	Vacant
North	(CN) Neighbourhood Commercial Zone	Commercial
East	(RS) Small Scale Residential Zone	Single detached house
South	(CN) Neighbourhood Commercial Zone	Commercial
West	(DC2.795) Direct Control Zone	Low rise residential



Figure 3 - View of the north site looking east from 95 Street NW (Source: Google maps)



Figure 4 - View of the north site looking west from alley (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, November 6, 2023

- Notification radius: 60 metres
- Recipients: 34
- Responses: 1
 - In support: 0
 - In opposition: 1

Site Signage, January 12, 2024

- One rezoning information sign was placed on each property facing 95 Street NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Alberta Avenue Community League

Common comments heard:

- 95 Street NW should be narrowed for pedestrian and bike/transit use with widened sidewalks as promised and traffic calming measures should be used at pedestrian intersections. Designation of 95 Street NW as an arterial road runs counter to these goals.
- Traffic on 95 Street NW should be redirected to 97 Street NW.

- Why these sites need to be rezoned when there are multiple existing vacant lots along 95 Street NW which can be utilized to better contribute to the revitalization of the neighbourhood.
- The sites are currently used as parking spaces for existing businesses. What recourse are residents going to have to ensure a quiet neighbourhood is maintained.

Application Analysis

The City Plan

Both sites are located within the 95 Street Secondary Corridor. Secondary Corridors are supportive of low rise development, as proposed, and are envisioned to be vibrant residential and commercial streets that serve as a local destination for surrounding communities. The proposed MU h16.0 f3.5 Zone allows for a range of uses and supports housing, recreation, commerce and employment opportunities. Therefore, future development on both subject sites has the potential to increase residential density and commercial opportunities in the area and would contribute to 95 Street NW being a vibrant mixed-use street. 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 CN Zone, the proposed MU h16.0 f3.5 Zone would allow for increase in height, Floor Area Ratio, and reduced front setback.

	CN Current	MU h16.0 f3.5 Proposed
Typical Uses	Commercial Limited residential	Commercial Limited residential
Maximum Height	12.0 m	16.0 m
Maximum Floor Area Ratio	2.0	3.5
Minimum Front Setback (95 Street NW)	3.0 m	1.0 m
Minimum Interior Side Setback	0.0 m	0.0 m

Minimum Rear Setback (Alley)	0.0 m	0.0 m
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CN - Potential Built Form

MU h16.0 f3.5 - Potential Built Form

North 3D View



South 3D View

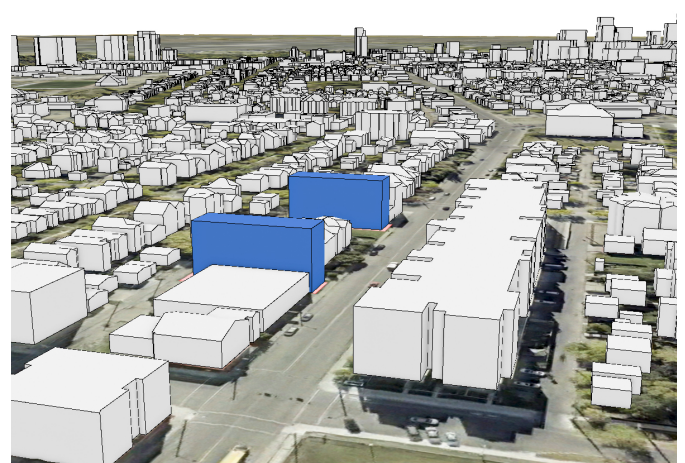
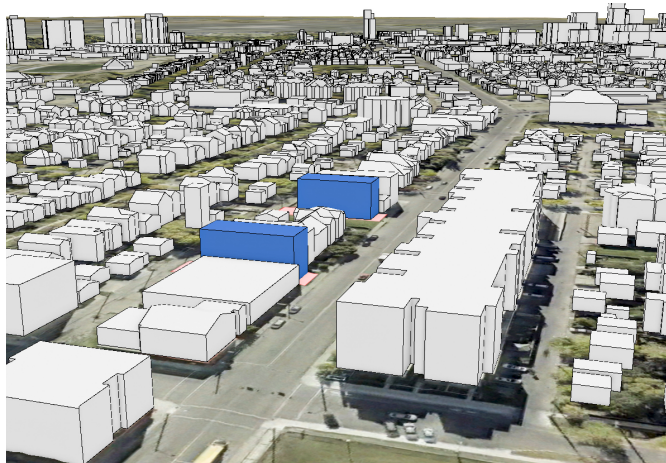




Figure 5 - Site analysis context

Both sites are 368 m² each in area, located along 95 Street NW Secondary Corridor and are surrounded by low rise residential (DC2.795) on the west, small scale residential (RS Zone) on the east and small scale commercial (CN Zone) sites on the north and south.

With a maximum height of up to 16.0 metres and a Floor Area Ratio of 3.5, the MU h16.0 f3.5 Zone, each site allows for a structure which is one storey higher than what is permitted under the existing CN Zone. In further comparison with CN Zone, MU h16.0 f3.5 Zone requires identical rear and interior setbacks. Additionally, the uses under the proposed MU h16.0 f3.5 Zone are identical to the existing CN Zone, except, MU h16.0 f3.5 Zone allows indoor self storage and more housing options.

Overall, the MU h16.0 f3.5 Zone on both sites would have minimal impact on the adjacent CN Zoned properties and is an appropriate zone for both locations.

Mobility

Site access will be from the abutting lane, and lane upgrades may be required to support redevelopment of the sites. This will be reviewed at the Development Permit stage.

Edmonton Transit Service operates bus service on 95 Street NW, 97 Street NW, 101 Street NW and 111 Avenue NW. Both subject sites are within 75 metres walking distance to bus stops along 95 Street NW. Additional bus stops are within 400-500 metres walking distance on 97 Street NW and 111 Street NW.

In the future, mass transit bus routes are anticipated to operate nearby on 95 Avenue NW, 97 Street NW, 101 Street NW, 111 Avenue NW as part of the future mass transit network associated with the 1.25 million population scenario of The City Plan.

Utilities

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.

Edmonton Fire Rescue Services has performed a risk-based Infill Fire Protection Assessment and determined that upgrades to water infrastructure will not be 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.

Written By: Abhimanyu Jamwal

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination