

11012 - 108 Street NW

Position of Administration: Support



Summary

Charter Bylaw 20811 proposes a rezoning from the Small Scale Residential Zone (RS) to the Medium Scale Residential Zone (RM h16.0) to allow development of medium scale housing. Bylaw 20810 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. Three people were heard from, all had questions, one expressed support and one expressed opposition. Most concerns were related to uncertainty of design and loss of single detached housing.

Administration supports this application because it:

- Is in close proximity to transit, open space, and commercial opportunities.
- Is compatible with surrounding land uses.
- Is supported by the policy for Primary Corridors identified in The City Plan.

Application Details

This application was submitted by Green Space Alliance on behalf of Ravinder Singh Thakur and Smitha Yaltho. The application consists of a rezoning and plan amendment.

Rezoning

The proposed Medium Scale Residential Zone (RM h16.0) would allow development with the following key characteristics:

- Medium scale housing up to a height of 16.0 m (approximately 4 storeys).
- A minimum density of 45 dwelling/ha.
- A maximum floor area ratio of 2.3 - 3.7.
- Minimum setbacks of 3.0 m.

Plan Amendment

The proposed plan amendment updates Map 5 - Central McDougall - Overall Plan Concept, to identify the subject site for low rise apartments to facilitate the proposed rezoning.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Small Scale Residential Zone (RS)	Single detached housing
North	Medium Scale Residential Zone (RM h16.0)	Single detached housing
East	Small Scale Residential Zone (RS)	Single detached housing, across 108 Street NW
South	Medium Scale Residential Zone (RM h16.0)	3 Storey apartment building
West	Medium Scale Residential Zone (RM h16.0)	Single detached housing, across alley



Google view of site looking west from 108 Street NW (May 2023)

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because a standard zone (RM h16.0) is proposed and the site is surrounded by the RM h16.0 Zone. The proposal aligns with The City Plan big city moves to create communities of community and a rebuildable city. The basic approach included: a mailed notice, site signage and a webpage.

Mailed Notice, February 27, 2024

- Notification radius: 60 metres
- Recipients: 205
- Responses: 3
 - In support: 1
 - In opposition: 1
 - Questions only: 1

Site Signage, February 27, 2024

- One rezoning information sign was placed on the property so as to be visible from 108 Street NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Central McDougall Community League

Common comments heard:

- This is a small site, what will the development look like?
- Will parking be provided?
- What will the density be?
- Has there been comments from the Community League?
- Concern with loss of housing diversity, particularly single detached housing for families.
- General dissatisfaction with the state of the neighbourhood: social issues, high density, lack of housing diversity, and that neighbourhood issues and concerns are not heard.
- Redevelopment is good for the neighbourhood.

In response to the questions, the following information was provided:

- When asked about the intended development, the applicant advised that the owner had no specific design in mind at this time, nor was there a stated intention to consolidate with the property to the north which is under the same ownership.
- Parking is no longer required under the Zoning Bylaw due to Open Option Parking and it is not known if the owner intends to provide it in the development of this site as a concept is not yet established. The area is well served with transit options.
- The Zoning Bylaw requires a minimum density of 45 dwelling per ha which equates to 3 units for the subject 0.07 ha site; however, the actual density is subject to site design, unit size, and floor area ratio (2.3 for this site, with opportunities up to 3.7), the details for which is not known until the development permit stage.
- The Community League was notified of the application; however, as of the date of the citizen contact, the administration had not received a response, nor have comments been received as of the date of report preparation.

Application Analysis

The City Plan

The subject site is located within the 111 Avenue Primary Corridor identified in The City Plan. Primary Corridors are areas suitable for low rise residential development.

The proposed rezoning contributes to the city building outcome where Edmontonians have the ability to live locally, with access to diverse and affordable housing options in communities that support their daily needs and therefore helps to achieve the following Directions outlined in The City Plan:

- Facilitate housing and job growth and intensification within nodes and corridors.
- Enable ongoing residential infill to occur, at a variety of scales, densities and designs within all parts of the residential area.

Central McDougall / Queen Mary Park Area Redevelopment Plan (ARP)

The subject property is located between 110 and 111 Avenues NW, on 108 Street NW, within the Central McDougall neighbourhood. This two-neighbourhood ARP was adopted in 1998 and the vision for the plan was to set land use direction for the next ten years in which the plan sought to retain a well balanced blend of housing.

Land Use Compatibility

The site is located between lots zoned RM h16.0. The proposed RM h16.0 Zone is compatible with surrounding existing and planned land uses in this location. Under the proposed zoning, the subject site if developed to the maximum height and minimum setbacks could result in building massing for a multi-unit development as illustrated in Figure 1. below. Under this scenario, the maximum floor area ratio allowed by the zone (2.3) cannot be achieved. The property to the north is owned by the same owner and could result in a development with the same building massing as illustrated in Figure 2. below.



Figure 1: Building Massing

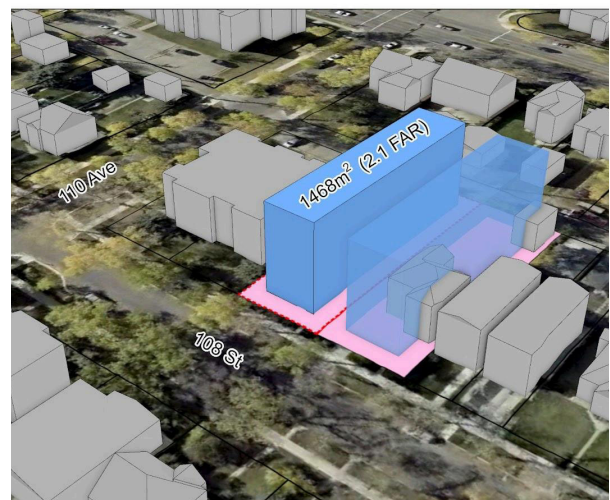


Figure 2: Building Massing

The owner could also consolidate the two lots in which case the building massing could achieve the maximum floor area ratio with the maximum height. Under this scenario, a greater setback would be required and could be provided under any one or combination of setbacks. Figure 3:

Building Massing model below illustrates the increased setback along the north property line, with the minimum requirement along all other property lines. None of the models take into account any impact the provision of landscaping, amenity areas, garbage collection, parking or the opportunity that bonus FAR (+1.4) might have on the building massing.

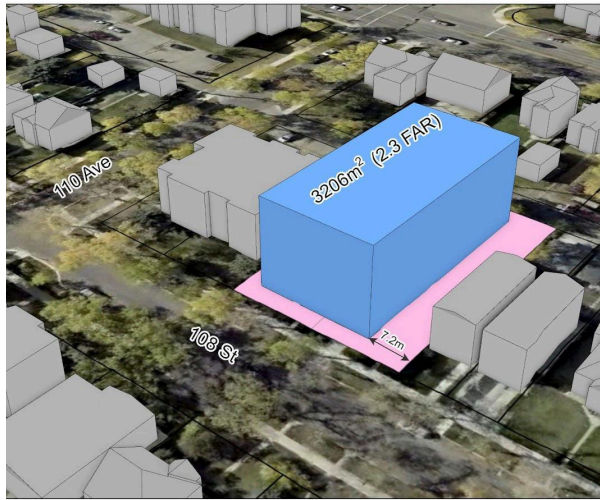
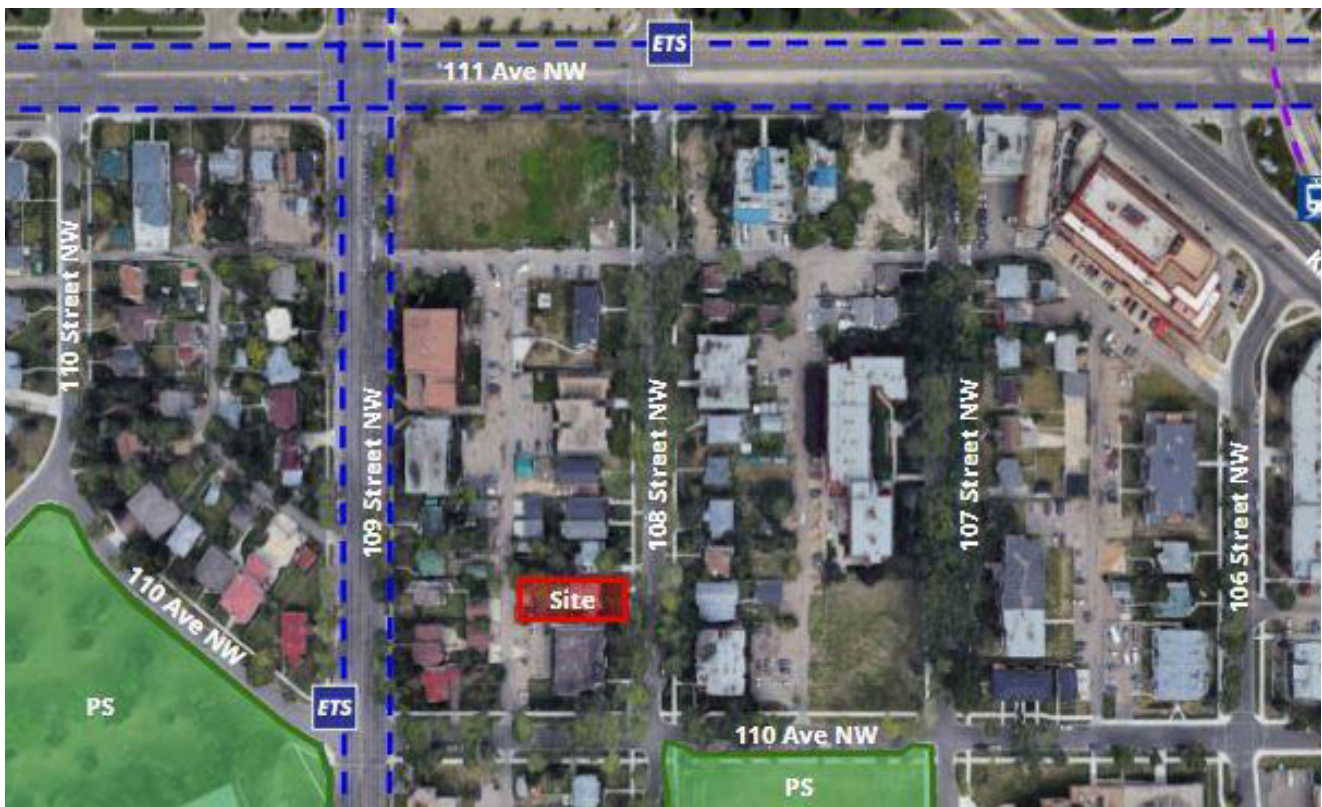


Figure 3: Building Massing



Site analysis context

Draft District Plan

The District Policy and District Plans are still in draft form. With consideration of this policy and these plans by Council anticipated in the near future, the following analysis is for information purposes only and was not a factor in Administration's recommendation.

Located within the Central District, the site is located within the 111 Avenue Primary Corridor and provides the opportunities for medium scale housing in close proximity to businesses and services that meet the daily needs of residents. Relevant draft district policies include the following:

- Direct vehicle access and servicing is to be from the alley, where alleys are present.
- Development at the edges of nodes and corridors that provides transition to the scale of the surrounding development.

Mobility

Vehicular access for the site shall be from the abutting lane only to comply with the zoning regulations. This site has good access to the Frequent Transit Network, Local and Community bus service and is within walking distance to the Kingsway LRT Station and Transit Centre.

Utilities

Sanitary and storm service connections are available to the site. No storm service currently exists, but will be required. Onsite stormwater management will also be required.

There is a deficiency in on-street fire protection adjacent to the property in terms of hydrant spacing. An Infill Fire Protection Assessment (IFPA) has been requested from Edmonton Fire Rescue Services (EFRS) to potentially alter or lessen on-street fire protection infrastructure upgrades, assuming certain criteria are met. The developer may be required to address hydrant deficiency 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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