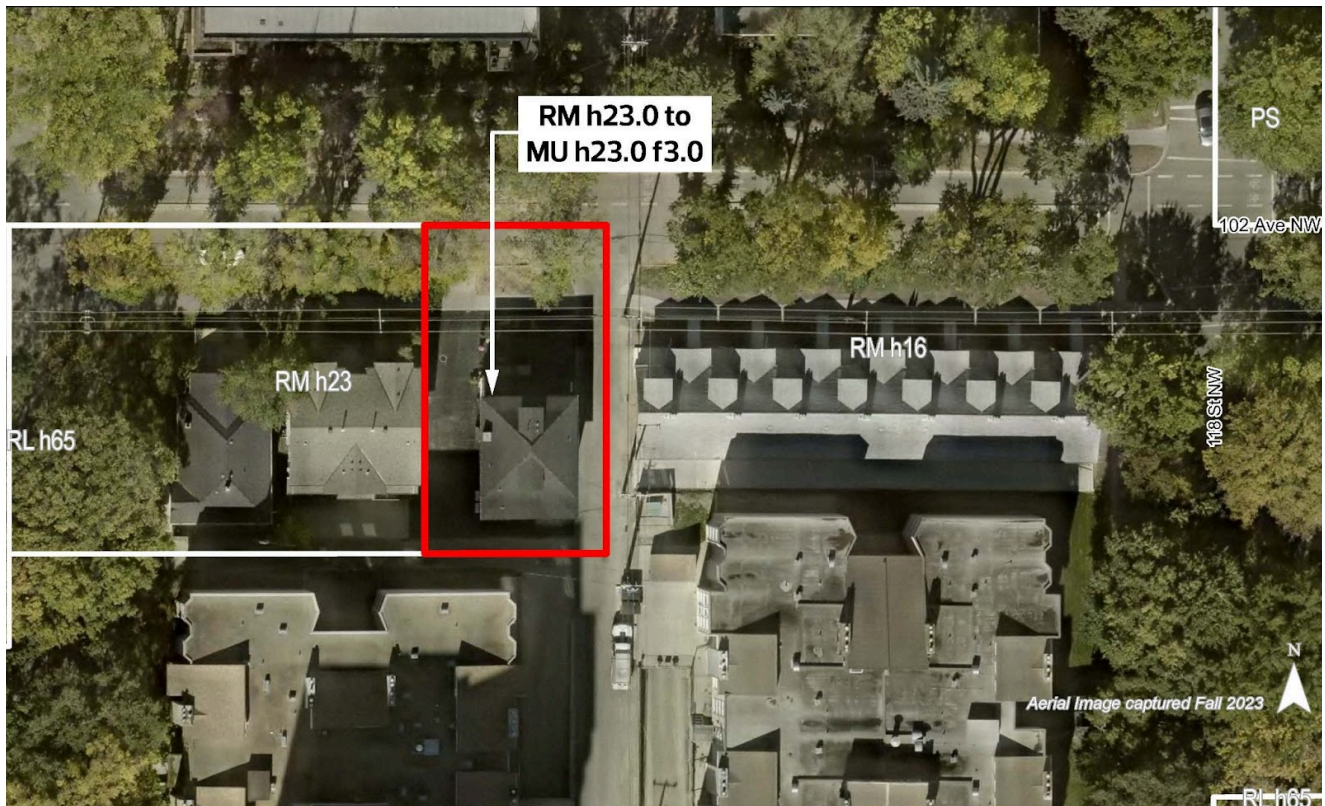


11833 - 102 Avenue NW

Position of Administration: Support



Summary

Bylaw 20864 proposes a rezoning from the Medium Scale Residential Zone (RM h23.0) to the Mixed Use Zone (MU h23.0 f3.0) to allow medium scale mixed use development.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. Approximately 4 people were heard from, 2 in opposition and 2 with questions regarding the proposed rezoning. Most concerns were related to an increase in parking will be required to accommodate a larger residential development or more businesses on site and the area has seen a lot of changes.

Administration supports this application because it:

- Is compatible with the surrounding land use.
- Proposes a range of uses and intensification within the Centre City Node.

- 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 RE/MAX River City - Commercial Division on behalf of the Landowner.

Rezoning

The proposed Mixed Use Zone (MU h23.0 f3.0) would allow development with the following key characteristics:

- Maximum height of 23.0 metres (approximately 6 storeys).
- Maximum Floor Area Ratio of 3.0 - 4.0.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Medium Scale Residential Zone (RM h23.0)	Commercial
North	Medium Scale Residential Zone (RM h16.0)	Residential
East	Medium Scale Residential Zone (RM h16.0)	Residential
South	Medium Scale Residential Zone (RM h16.0)	Residential
West	Medium Scale Residential Zone (RM h23.0)	Residential

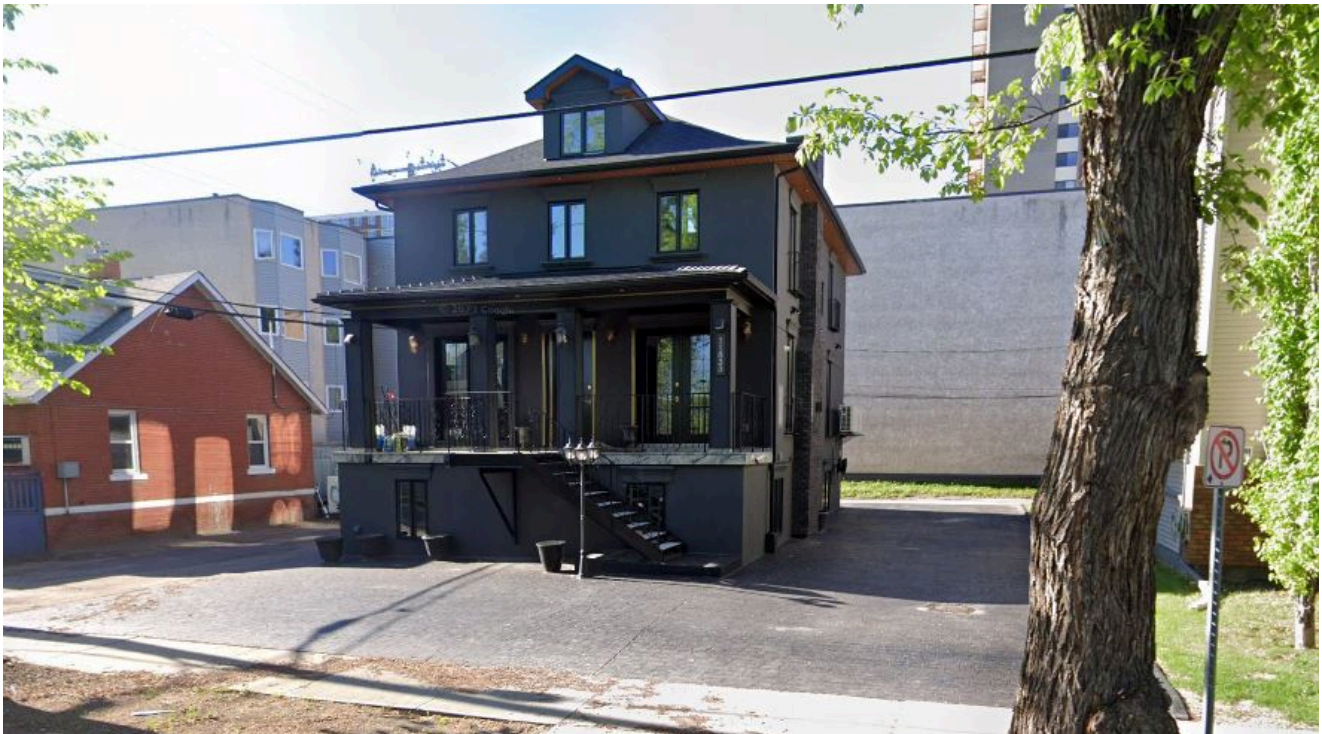


Figure 1 - View of the site looking south from 102 Avenue NW (Source: Google Maps)

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, March 5, 2024

- Notification radius: 60 metres
- Recipients: 443
- Responses: 4
 - In support: 0
 - In opposition: 2 (50%)
 - Mixed/Questions only: 2 (50%)

Site Signage, April 19, 2024

- One rezoning information sign was placed on the property so as to be visible from 102 Avenue.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Wihkwêntôwin (Oliver) Community League

Common comments heard (number of similar comments in brackets beside comments below):

- Require more information on proposed rezoning (2).
- An increase in parking will be required to accommodate larger residential development or more businesses on site.
- Against any rezoning in the area as it has seen a lot of changes.

Application Analysis

The City Plan

As per The City Plan, the site is located within the Centre City Node, which is supportive of mid-rise development, as proposed. Centre City Node is Edmonton's distinct cultural, economic, institutional and mobility hub with the highest density and mix of land uses. The proposed MU h23.0 f3.0 Zone allows for a range of uses and supports housing, recreation, commerce and employment opportunities. Therefore, future development on the site has the potential to increase residential density and commercial opportunities in the area and would contribute to 102 Avenue 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.

Draft District Plans

At the time of writing this report the District Policy and District Plans are in a final form and are scheduled to be considered by Council on May 28-30, 2024, June 3, 2024 and June 25, 2024. If the District Plans are given two readings during this time the following analysis is provided for Council's consideration.

As per the Central District Plan, the site is located within the Centre City Node. District Policy 2.4.2.1 supports mid-rise development, as proposed, throughout Centre City.

Area Redevelopment Plan

The site is located within the Sub Area 4 of the Oliver Area Redevelopment Plan (ARP). The policy allows commercial or office conversion of the older structures, or reuse for one or more residential dwellings units is encouraged. The proposed MU h23.0 f3.0 allows for standalone commercial & residential development and mixed use development as well. Therefore, the proposed rezoning aligns with the policies of the Oliver ARP.

Land Use Compatibility

When compared with the existing RM h23.0 Zone, the proposed MU h23.0 f3.0 Zone would allow for similar height, base Floor Area Ratio, interior setbacks, limited residential uses and expanded list of commercial uses.

	RM h23.0 Current	MU h23.0 f3.0 Proposed
Typical Uses	Residential Limited Commercial	Commercial Limited Residential
Maximum Height	23.0 m	23.0 m
Maximum Floor Area Ratio	3.0 - 4.4	3.0 - 4.0
Minimum Front Setback (102 Avenue)	1.0 m - 3.0 m	1.0 m - 3.0 m and 4.5 (for portions of development greater than 16.0 m in height)
Minimum Interior Side Setback	3.0 m	3.0 m
Minimum Flanking Side Setback (Alley)	3.0 m	0.0 m - 1.0 m and 3.0 m (for portions of development greater than 16.0 m in height)
Minimum Rear Setback (Alley)	3.0 m	0.0 m - 1.0 m and 3.0 m (for portions of development greater than 16.0 m in height)



Figure 2 - Site analysis context

The subject site is located along 102 Avenue NW and currently houses an existing legal non-conforming commercial building. The existing RM h23.0 Zone allows commercial use only at the ground level and currently, the whole building is used for commercial use. Therefore, the current use of the building does not conform with the existing RM h23.0 Zone. The proposed rezoning will bring the existing building into compliance.

With a maximum height of 23.0 m and base FAR of 3.0, the proposed MU h23.0 f3.0 Zone allows for a similar structure permitted under the existing RM h23.0 Zone. The proposed MU h23.0 f3.0 Zone requires identical front and interior setback but also requires an additional front setback of 4.5 m and setback of 3.0 m from alleys for portions of development greater than 16.0 m in height. Additionally, the site is surrounded by roadway on three sides, which will help to reduce the impact of the redevelopment on adjacent properties. Therefore, site location and required setbacks makes the proposed MU h23.0 f3.0 Zone appropriate at this location.

Heritage

The Heritage Unit does not have concerns about the rezoning of this property for additional uses. 11833 - 102 Avenue NW is on the Inventory of Historic Resources and is known as the John Wood Residence. Built in 1914, it is significant for its association with early residential development in central Edmonton and for its strong Foursquare design elements. However, it has been altered significantly and in its current state is not eligible for designation as a Municipal Historic Resource.

Mobility

Upon significant redevelopment of the site, the access to 102 Avenue would need to be removed and the north-south alley upgraded to a commercial standard. The Wihkwêntôwin (Oliver) Neighbourhood Renewal project is in the planning and design phase and will include improvements near the site. Construction of the Imagine Jasper Avenue Project between 114 Street and 124 Street is expected to commence in 2025.

The site is located on a district connector bike route and is surrounded by many transit options along 104 Avenue, 124 Street and Jasper Avenue. These options include the Stony Plain Shuttle, Frequent Transit Routes, Rapid Transit and Local Routing.

Utilities

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

Edmonton Fire Rescue Services has performed a risk-based Infill Fire Protection Assessment and determined that the subject site is functionally compliant with the municipal standards for hydrant spacing and fire flows. 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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Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination