

10802 & 10806 - 106 Street NW Position of Administration: Support



Summary

Charter Bylaw 20839 proposes a rezoning from the Small Scale Residential Zone (RS) to the Medium Scale Residential Zone (RM h16) to allow for medium scale housing. Bylaw 20838 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. One resident responded with concerns about higher concentrations of multi-family and apartment buildings, and existing parking and traffic congestion in the area.

Administration supports this application because it:

- Is compatible with surrounding land use.
- Is in close proximity to park/school sites, transit and commercial opportunities.

- 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 Span Architecture on behalf of the Landowner.

Rezoning

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

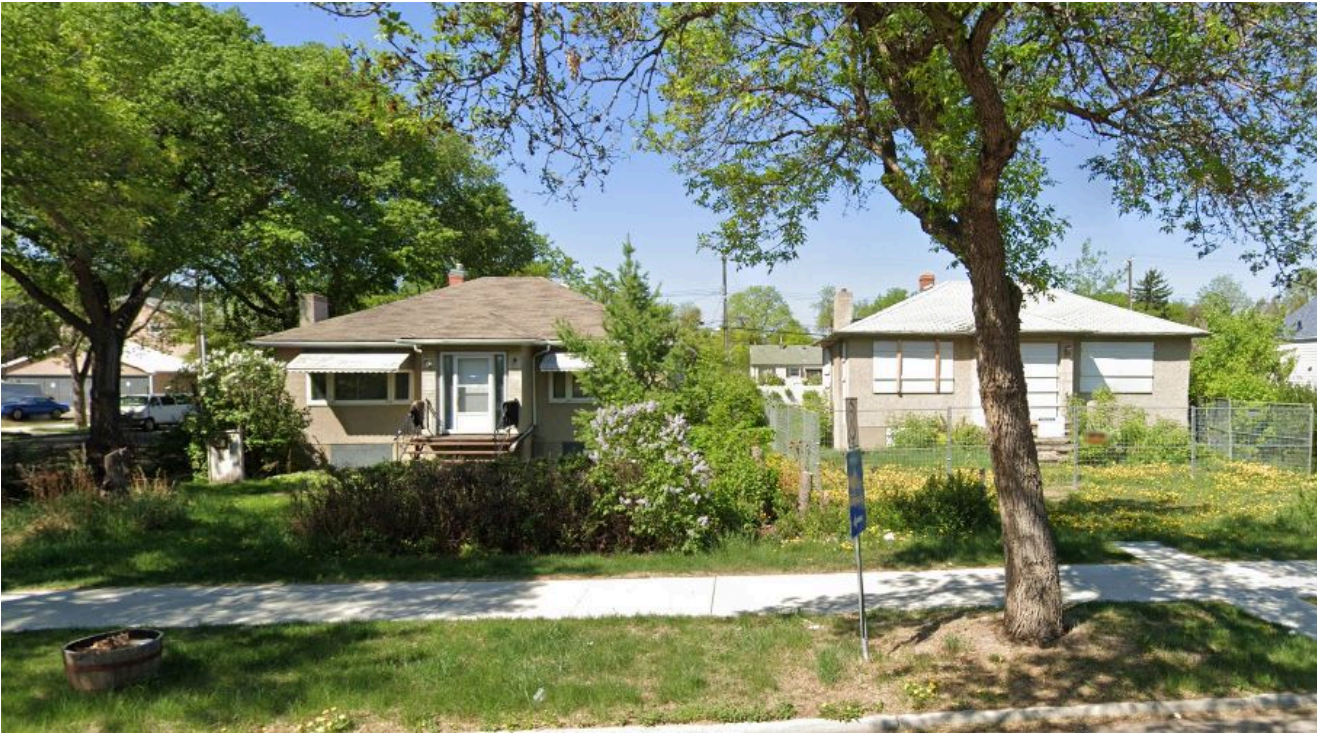
- Maximum height of 16.0 metres (approximately 4 storeys).
- Maximum Floor Area Ratio of 2.3 - 3.7.
- Limited opportunities for non-residential uses at the ground floor

Plan Amendment

The proposed plan amendment updates Map 5 - Central McDougall - Overall Plan Concept of the Central McDougall/Queen Mary Park Area Redevelopment Plan (ARP), to identify the subject site for low-rise apartments to facilitate the proposed rezoning.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Sites	Small Scale Residential Zone (RS)	Single detached house
North	Small Scale Residential Zone (RS)	Single detached house
East	Direct Control Zone (DC2.555)	Semi-detached house
South	Medium Scale Residential Zone (RM h23)	Single detached house
West	Small Scale Residential Zone (RS)	Single detached house



View of the Site looking west from 106 Street NW (Source: Google Maps)



View of the Sites looking northwest from 106 Street NW & 108 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 application proposes a standard residential zone, and the advance notice of the proposed land use change garnered one response. The basic approach included:

Mailed Notice, March 19, 2024

- Notification radius: 60 metres
- Recipients: 133
- Responses: 1
 - In opposition: 1

Site Signage, April 27, 2024

- One rezoning information sign was placed on the property so as to be visible from 108 Street NW and 106 Avenue NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Central McDougall Community League

Common comments heard :

- The area has a higher concentration of multi-family and apartment buildings. Most of these are rental units, which makes the community transient in nature.
- The proposed development allows for commercial uses at the ground floor, which is a concern. There are numerous commercial spaces on 107 Avenue NW and Kingsway Avenue NW
- The area already has an existing traffic and parking congestion.
- Small scale development is preferred over a large condo/apartment style complex. The proposed development will put additional pressure on the existing single family dwellings nearby.

Application Analysis

The City Plan

The proposed rezoning will contribute to the direction outlined in The City Plan to achieve 50 percent of new units through infill. It will provide a wider variety of housing options in the area with convenient access to commercial amenities, park/school sites and alternative modes of transportation which aligns with The City Plan goals to ensure active transportation networks serve a variety of purposes and equitable access of amenities to all Edmontonians. Additionally, as the proposed RM h16 Zone allows limited commercial opportunities at the ground level, the proposal can contribute to 108 Avenue NW & 106 Street NW being a vibrant mixed-use street and facilitate the development of 15-minute communities.

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.

The subject sites are located within the Central District Plan and are designated Urban Mix, which provides the opportunity for a mix of housing types close to businesses and services that meet the daily needs of residents. It includes stand alone residential and commercial development as well as mixed use development. The proposed RM h16 Zone allows for stand alone residential development and an opportunity for mixed use development as well.

District Policy 2.5.2.3 supports development at the edges of the Nodes and Corridors that provides transition to the scale of the surrounding development. The subject sites are located at the edge of the Centre City Node. The lots south of the subject sites (across 108 Avenue NW) are located within the Centre City Node which supports low-rise to tall high-rise development and are zoned to allow for mid-rise development. The proposed rezoning allows for a low-rise development which will facilitate transition from mid-rise to low-rise development.

Area Redevelopment Plan

The sites are located within the Central McDougall/Queen Mary Park Area Redevelopment Plan (ARP). As per the ARP, the subject properties are designated row housing and single family housing. Therefore, to facilitate the rezoning, Map 5 of the ARP will be amended to redesignate the sites as low-rise apartments.

Land Use Compatibility

When compared with the existing RS Zone, the proposed RM h16 Zone would allow for an increase in height, reduced front and rear setbacks and an increase in interior and flanking setbacks.

	RS Current	RM h16 Proposed
Typical Uses	Residential Limited commercial	Residential Limited commercial
Maximum Height	10.5 m	16.0 m
Maximum Floor Area Ratio	N/A	2.3 - 3.7

Maximum Site Coverage	45%	N/A
Minimum Front Setback (106 Street)	4.5 m	1.0 m - 3.0 m
Minimum Interior Side Setback	1.2 m - 1.5 m	3.0 m
Minimum Flanking Side Setback (108 Avenue)	1.2 m - 2.0 m	1.0 m - 3.0 m
Minimum Rear Setback (Alley)	10.0 m	3.0 m

RS - Potential Built Form

RM h16.0 - Potential Built Form

South 3D View





Site analysis context

The subject sites are located on a corner site, adjacent to the Centre City Node and abutting a small scale residential development on the north. With a maximum height of 16.0 metres and a Floor Area Ratio of 2.3, the proposed RM h16 allows for a larger structure than permitted under the existing RS Zone.

The subject sites are surrounded by roadways on three sides. These roadways act as a buffer and help to reduce the impact of the redevelopment. Additionally, to mitigate the impacts of the proposed redevelopment on the abutting site, the proposed RM h16 Zone requires an interior setback of 3.0 m, which is greater than what is required in the existing RS Zone. Therefore, the proposed RM h16 Zone would have minimal impact on the abutting property and is appropriate for this location.

Mobility

With redevelopment of the site, vehicular access will be restricted to the abutting alley and the existing accesses to 108 Avenue will be removed. The owner will also be required to upgrade a segment of the alley, the details of which will be further reviewed at the Development Permit stage.

The rezoning site has access to Frequent, Express and Local bus routing along 107 Avenue and 109 Street. This property is also within 800 m walking distance to the Kingsway Transit Centre and LRT Station.

Utilities

Development allowed under the proposed zone would be required to include on-site stormwater management for a 1:5 year design rainfall event at a controlled outflow rate of 35L/s/ha to mitigate its impact on the existing drainage infrastructure.

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