

8905 - 101A Avenue NW

Position of Administration: Support



Summary

Bylaw 20900 proposes a rezoning from the Neighbourhood Commercial Zone (CN) to the Small-Medium Scale Transition Residential Zone (RSM h12.0) to allow for a range of small to medium scale housing.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. Three people were heard from, generally they had questions or were in opposition. Concerns were related to loss of commercial and change to neighbourhood character.

Administration supports this application because it:

- Contributes to The City Plan's big city move of having a rebuildable city.
- Supports District Plan policy to allow additional scale in urban mix areas.

- Is compatible with surrounding land uses.

Application Details

This application was submitted by Eins Consulting on behalf of TLA Group of Holding Companies Ltd. The proposed Small-Medium Scale Transition Residential Zone (RSM h12.0) would allow development with the following key characteristics:

- A variety of residential built forms, including row housing and multi-unit housing.
- A maximum height of 12.0 m (approximately three storeys).
- A minimum density of 45 Dwelling/ha.
- A maximum site coverage of 60%.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Neighbourhood Commercial Zone (CN)	Vacant
North (across 101A Avenue)	Small Scale Residential Zone (RS)	Single Detached Housing
East (across 89 Street)	Urban Facilities Zone (UF)	Community Service (Boys & Girls Clubs and Big Brothers Big Sisters Office)
South (abutting)	Small Scale Residential Zone (RS)	Single Detached Housing
West (across Alley)	Small Scale Residential Zone (RS)	Single Detached Housing



View of Site looking southwest from the intersection of 89 Street NW and 101A Avenue NW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because a standard zone was requested, there was minimal response to the advance notice, and the proposal supports densification policies. The basic approach included:

Mailed Notice, April 15, 2024

- Notification radius: 61 metres
- Recipients: 41
- Responses: 3
 - In support: 0
 - In opposition: 2
 - Questions: 2

Site Signage, April 25, 2024

- One rezoning information sign was placed on the property so as to be visible from 89 Street and 101A Avenue.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Riverdale Community League (CL)

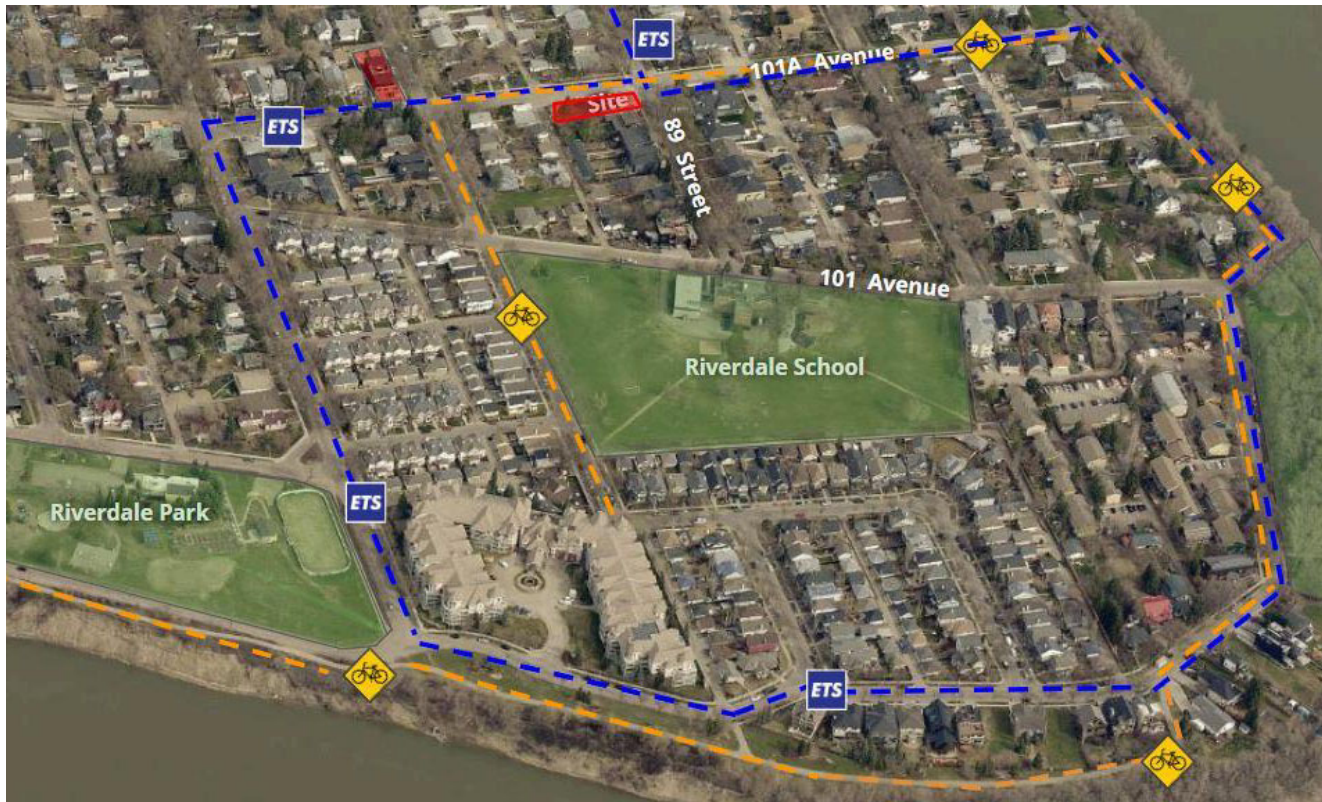
Common comments heard:

- Site should remain commercial (2)
- The proposal is not in keeping with neighbourhood character (1)
- Has the CL been informed? Yes
- How does this relate to District Plans? Policy supports residential intensification but also supports 15 minute districts which includes neighbourhood commercial.

No response was received from the Riverdale Community League on this application.

Application Analysis

This 0.07 ha corner site is located south of 101A Avenue NW, a collector road, and west of 89 Street NW. A neighbourhood commercial site exists a half block from this site, west of 90 Street and north of 101A Avenue NW. A layby exists along 101A Avenue NW. Across 89 Street to the east is a site used for community uses. Two blocks to the east is the North Saskatchewan River Valley and one block south is the Riverdale School. There is a district connector bike route with connection to the River Valley, and transit service is available in close proximity.



Site analysis context

The City Plan

The subject property is located within the Central District of The City Plan and is identified as a residential area within a redeveloping area. The proposed rezoning contributes to the Big City Move to be a rebuildable city.

District Plans

The District Policy and District Plans have received first and second reading from City Council and are now at the Edmonton Metropolitan Regional Board before they return to Council for consideration of third reading. Given this, the following analysis is provided for Council's consideration.

This site is located within the Central District Plan and is identified as Urban Mix. Urban mix includes housing, shops, services and offices in one land use category. This provides

opportunities 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.

District land use policies for Urban Mix that have been considered for this rezoning application include:

2.5.2.6 Consider additional scale in locations that meet at least two of the following criteria:

- a. In a Node or Corridor Area or within 100 m of a Node or Corridor Area.
- b. Within 400 m of a Mass Transit Station.
- c. Along an Arterial Roadway or Collector Roadway.
- d. At a corner site or adjacent to a park or open space.
- e. Adjacent to a site zoned for greater than Small Scale development.

The proposed rezoning, which would facilitate a marginal increase in development scale, meets two of the above criteria, specifically, the subject property is a corner site along a collector roadway.

Land Use Compatibility

The proposed and existing zones are very similar in terms of mass and scale, with each having a maximum height of 12.0 m. Both zones require vehicle access from the alley. The major difference is relative to use where the existing zone is intended for commercial uses with residential opportunities above the main floor, and the proposed zone is intended for residential uses. Some commercial opportunities are allowed in the RSM h12.0 Zone if certain criteria is met; however, this site does not meet any of those criteria.

	Neighbourhood Commercial Zone (CN) Current	Small-Medium Scale Transition Residential Zone (RSM h12.0) Proposed
Typical Uses	Commercial (14) Residential (2) Community (6) Basic Service (3) Agricultural (1) Sign (6)	Residential (2) Commercial (5) Community (3) Agricultural (1) Sign (3)
Maximum Height	12.0 m	12.0 m
Maximum Floor Area Ratio	2.0	N/A

Maximum Site Coverage	N/A	60%
Minimum Setbacks East - 89 Street South - Abutting RS North - 101A Avenue West - Alley	3.0 m ¹ 3.0 m 3.0 m 1.0 m ²	3.0 m (Front) 1.5 m (Interior Side) 2.0 m (Flanking Side) 5.5 m (Rear)
Number of Dwellings	Multi-unit Housing above first storey, subject to unit size	45 Dwellings/ha

The CN Zone is regulated by Floor Area Ratio while the RSM h12.0 Zone is regulated by Site Coverage. These differences, along with setback regulations, would result in maximum building footprints that are generally the same, 418 m² for residential development under the RSM h12.0 Zone, and 386 m² for commercial, or 491 m² for a main street development, under the CN Zone. The trade off is a reduced interior setback but a shorter building length with the RSM h12.0 Zone over the CN Zone.

Mobility

The rezoning area is located next to a district connector bike route along 101A Avenue. Upon redevelopment, vehicular access will be restricted to the abutting alley west of the site and the existing access from 101A Avenue will be removed. This rezoning is anticipated to have minimal impact on the transportation network.

ETS currently operates local bus service nearby on 101A Avenue and 89 Street adjacent to the rezoning property.

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.

Low Impact Development (LID) is recommended for the development allowed under the proposed zone. Details of any proposed LID would be reviewed at the Development Permit stage.

Edmonton Fire Rescue Services has performed a risk-based Infill Fire Protection Assessment and determined that provided future development applications for this site do not exceed a Required Fire Flow (RFF) of 233 L/s, upgrades to hydrants are not required. This could potentially be re-evaluated at the development permit stage. The applicant/owner will be responsible for all

¹ Except 1.0 m for Mainstreet Development

² Where the Abutting Alley is less than 6.0 m wide
Attachment 2 | File: LDA24-0140 | Riverdale

costs associated with providing required water supply including any changes to the existing water infrastructure required by the proposed zoning.

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