

3104 - 102 Avenue NW

Position of Administration: Non-support



Summary

Bylaw 20881 proposes a rezoning from the Small Scale Residential Zone (RS) to the Small-Medium Scale Transition Residential Zone (RSM h.12.0) to allow for a range of small to medium scale housing.

Public engagement for this application included a mailed notice, site signage, information on the City's webpage, and an in-person Community League hosted information session. Twenty one people provided written responses, most in opposition. Prominent concerns were related to lack of information about what will be developed, a perceived breach of public trust regarding zoning bylaw renewal, and lack of public transit/distance to mass transit.

Administration does not support this application because:

- It is not located within a node or corridor as identified in The City Plan or in the North Central District Plan.
- The site does not meet the District Plan policy for locational criteria to consider additional scale.

Application Details

This application was submitted by Situate Inc. on behalf of 2351673 Alberta Ltd.

The proposed Small-Medium Scale Transition Residential Zone (RSM h.12.0) would allow development with the following key characteristics:

- A range of residential built forms including row housing and multi-unit housing.
- A minimum density of 45 dwellings/ha.
- A maximum height of 12.0 m.
- A maximum site coverage of 60%.

Site and Surrounding Area

This 0.06 ha site is located at the corner of 102 Avenue and 31 Street NW, two local roads, at the south end of the Rundle Heights neighbourhood. Rundle Heights is bound by Rundle Park and the North Saskatchewan River Valley along its southern boundary and all along its eastern boundary to 118 Avenue NW, the neighbourhood's northern boundary, and the Beverly Heights neighbourhood is along its west boundary.

	Existing Zoning	Current Development
Subject Site	Small Scale Residential Zone (RS)	Single detached dwelling
North (across Alley)	Small Scale Residential Zone (RS)	Single detached dwelling
East (across 31 Street)	Small Scale Residential Zone (RS)	Single detached dwelling
South (across 102 Avenue)	River Valley Zone (A)	Rundle Park and the North Saskatchewan River Valley
West (abutting RS)	Small Scale Residential Zone (RS)	Single detached dwelling



View of Site looking north from 102 Avenue



View of Site looking northwest from 102 Avenue

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because a standard zone was being proposed. Upon review of the application, and in consideration of notice feedback, and an offer by the Community League to host an information session, a modified broadened approach was utilized. The broadened approach included: a mailed notice, site signage, the City of Edmonton rezoning webpage and a Community League hosted Information Session.

Applicant-initiated Notification, April 5, 2024

- Situate advised in their application cover letter that they would be mailing a notice to all properties within 60 metres of the site directing recipients to a webpage where they could find more information about the project, the applicable policy and the rezoning process. They stated the [webpage](#) would include contact information for citizens to reach out to

them for further information, and that they would also reach out to the Beverly Heights Community League.

Mailed Notice, April 4, 2024

- Notification radius: 61 metres
- Recipients: 31
- Initial Responses: 13
 - In support: 0
 - In opposition: 9
 - Questions: 3

Community League Hosted Information Session, May 21, 2024

- Advertised to residents through the Community League Facebook page.
- The resident sign in sheet was completed by 31 people. Most comments reflected opposition to the proposed rezoning. Emails from an additional 5 people in opposition to the proposed rezoning were received after the meeting and from another 4 people with questions and/or follow up. No outright expressions of support for the application were received.

Site Signage, April 24, 2024

- One rezoning information sign was placed on the property so as to be visible from 34 Street NW and 102 Avenue NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Beverly Heights / Rundle Heights Community League

Common comments heard:

- What is the development proposal? (6)
- The site has significant redevelopment potential without rezoning (4)
- The proposed rezoning will set a precedent throughout the neighbourhood (4)
- The site does not have great access to public transit (+750 m) and the site is not in proximity to mass transit (+6.8 km) (7), or access to other amenities (i.e. commercial, child care) (1)
- Approval of the zoning would be perceived as a breach of trust with respect to the new zoning bylaw (4)
- Improve existing multi-unit housing in the neighbourhood before creating more. (1)

- Process questions/concerns (6)
- Proposal is not in keeping with the neighbourhood character (5)
- Parking (5)
- Obstruct views (3)
- Concern with the integrity of the land and drainage issues (3)
- Safety concerns: increased traffic would be a detriment to child safety with the park across 102 Avenue, 31 Street has a slope which is challenging in the winter (4), rental units will result an in increase in crime (1)
- The rezoning will decrease property value (4)
- Poor condition of the alley (1)
- Sewer capacity (1)

Two Frequently Asked Questions (FAQ) documents were prepared and sent to respondents in addition to individual communication and discussion. The first FAQ was provided to those who contacted the city prior to the Community League (CL) hosted meeting and to those who attended the CL meeting. The second FAQ was prepared after the CL meeting and during the preparation of Public Hearing reports, and was provided to all respondents who provided an email address to the City.

The Beverly Heights / Rundle Heights Community League did not provide a position regarding the application but facilitated information sharing by hosting a CL Information Session on the application which was attended by the City (Senior Planner and Planner) and Situate (the applicant, two representatives). The community had the opportunity to ask questions. The concerns heard were similar to those received prior to the meeting with most comments expressing opposition and a focus on drainage concerns and what the development will be.

Application Analysis

The City Plan

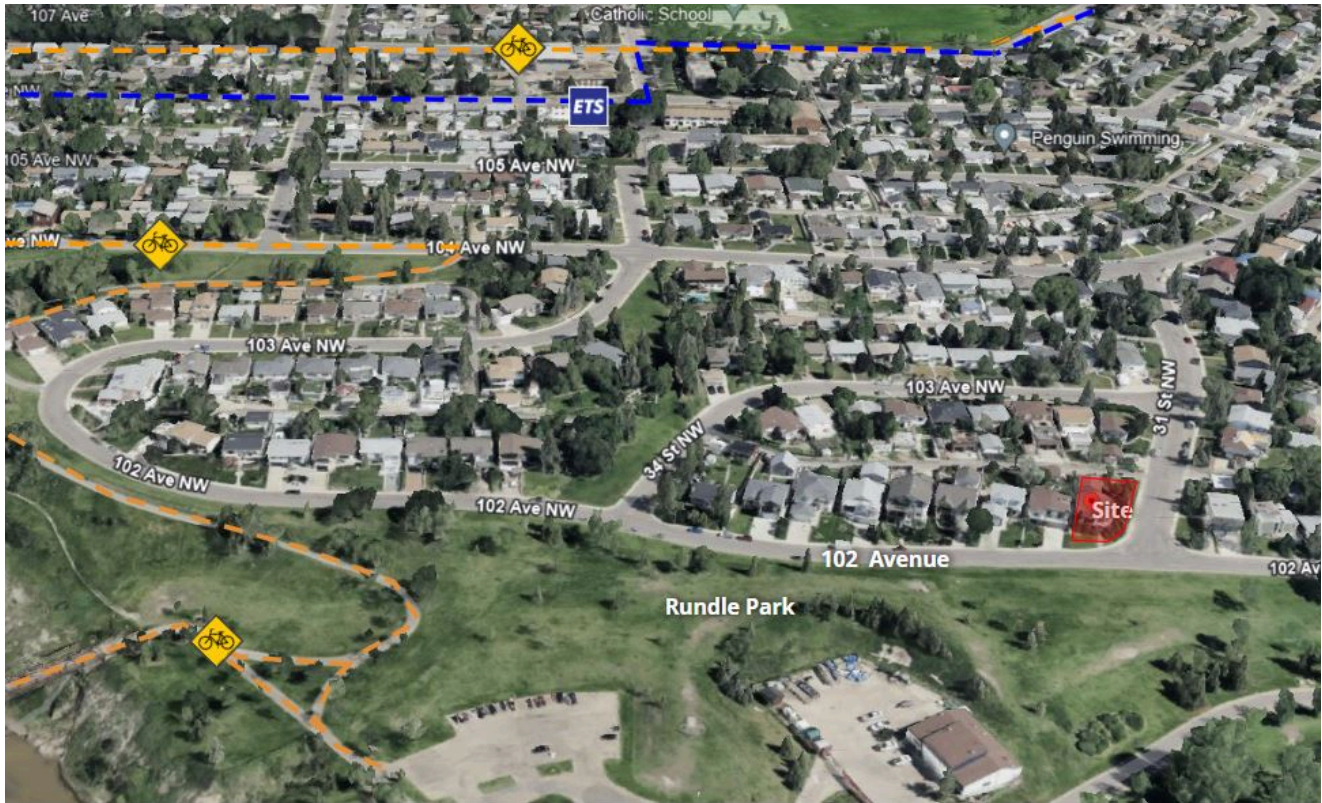
The City Plan identifies the subject site as a residential area within a redeveloping area.

District Policy and Plan

The District Policy and District Plans have received first and second reading from City Council and are now at the Edmonton Metropolitan Region 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 North Central City 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.



Site analysis context

The District Plan supports small scale housing in the urban mix area, outside of nodes and corridors and allows for additional scale to be considered when at least two of the following criteria are met:

- 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 RSM h12.0 zone would allow a larger scale development, with increased height, a lesser rear setback and increased site coverage than the current RS Zone. This site is inappropriate for an increase of scale as it only meets one of the criteria: it is located on a corner site and is adjacent to a park / open space.

Land Use Compatibility

The RS Zone provides residential development opportunities that range from one single detached dwelling to multi-unit housing. The minimum site area required in the RS Zone is 75 m²/ dwelling which could result in up to 8 dwellings, but is subject to site design, residential type and site coverage. There is no regulation regarding minimum site area/dwelling in the RSM h12.0 Zone. The maximum number is subject to site design, residential type and site coverage. The

proposed RSM h12.0 Zone allows for a greater height, increased site coverage and a lesser setback, and may act as a transition zone from larger scale residential development.

	RS Current	RSM h12.0 Proposed
Typical Uses	Residential (2) Commercial (5) Community (3) Agricultural (1) Signs (3)	Residential (2) Commercial (5) Community (3) Agricultural (1) Signs (3)
Maximum Height	10.5 m	12.0 m
Minimum Front Setback (102 Avenue)	4.5 m	4.5 m
Minimum Interior Side Setback	1.2 m for single detached or semi-detached housing 1.5 m for row housing or multi-unit housing	1.2 m for single detached or semi-detached housing 1.5 m for row housing or multi-unit housing
Minimum Flanking Side Setback (31 Street)	1.2 m except 2.0 m when a main entrance of a principal building faces a flanking side lot line	2.0 m
Minimum Rear Setback (Alley)	10.0 m	5.5 m
Maximum Site Coverage	45%	60%
Density	1- 8* dwellings *based off of 75 m ² site area per dwelling	Minimum Density: 45 Dwellings/ha = 3 No maximum

Mobility

Edmonton Transit Service (ETS) operates local bus service on 106 Avenue, 750 m away from the rezoning site which does not meet the minimum walking standard for bus service. This route connects transit riders to Stadium Transit Centre and LRT Station.

The proposed rezoning is not anticipated to have a significant impact on the existing transportation network in the Rundle Heights area. Vehicular access to the site shall be restricted to the abutting alley.

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.

Low Impact Development (LID) is recommended for the development and details of any proposed LID would be reviewed at the Development Permit stage.

There is a deficiency in on-street fire protection adjacent to the property in terms of hydrant spacing. A request to Edmonton Fire Rescue Services (EFRS) for an Infill Fire Protection Assessment (IFPA) has been made; however, the results are not yet known. The developer will be required to address this deficiency. Subject to the assessment review, there is potential at the Development Permit stage to alter or lessen on-street fire protection infrastructure upgrades, assuming certain criteria are met. 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.

Appendices

1. Frequently Asked Questions (May 21, 2024) #1
2. Frequently Asked Questions (July 5, 2024) #2

Written By: Cyndie Prpich

Approved By: Tim Ford

Branch: Development Services

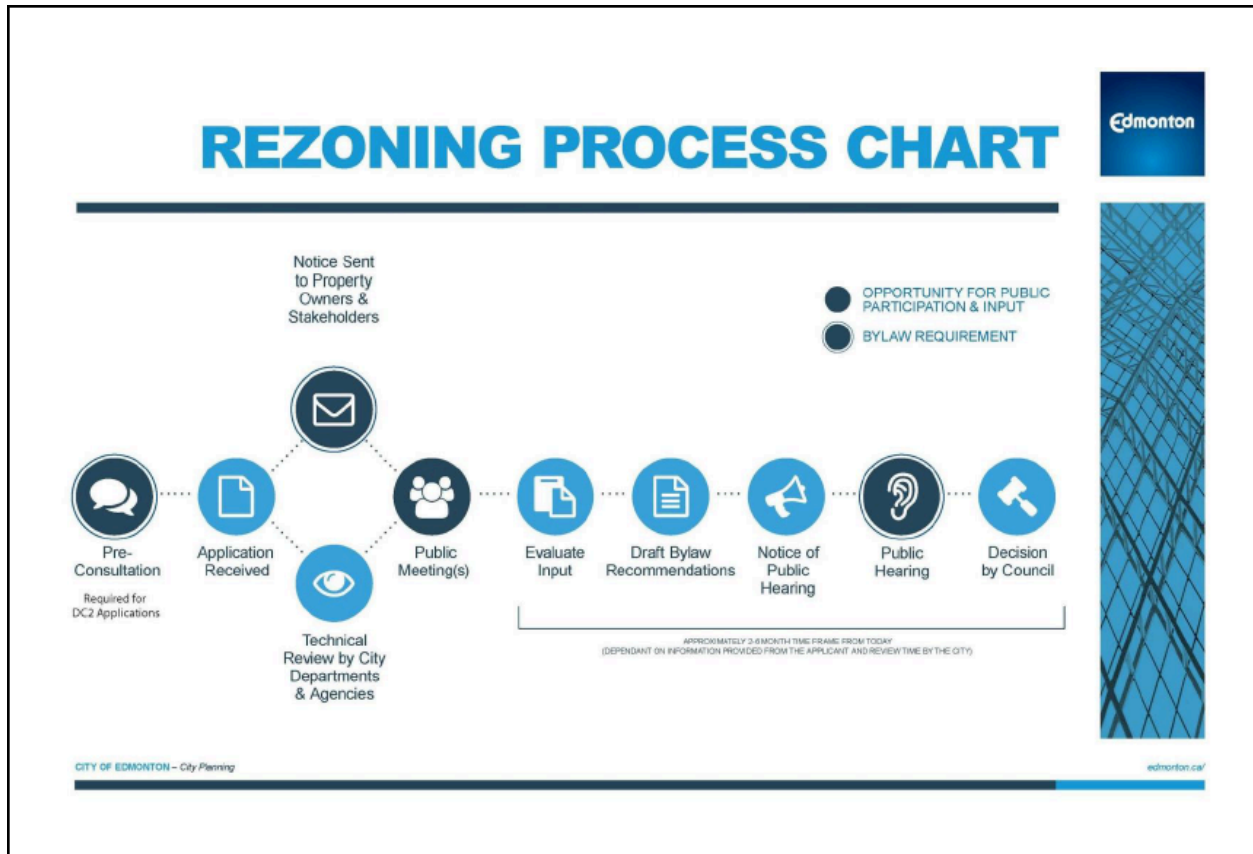
Section: Planning Coordination

FAQ RUNDLE HEIGHTS FAQ #1

The following information is provided in response to questions and comments received by the City Planner from citizens in regards to a notification about a proposed rezoning application from RS to RSM h12.0 located at 3104 - 102 Avenue NW, Rundle Heights. The issues and questions have been categorized into the following themes, with response information:

1. REZONING PROCESS

When a rezoning application is received the City sends a notification to surrounding addresses, assessed owner addresses and community league in accordance with the requirements established in [Part 7, Section 7.5](#) of the Zoning Bylaw.



This rezoning application was ready for processing April 2, 2024. Subsequently the notice was sent April 4, 2024 with a requested response date of May 4, 2024 to a total of 33 recipients, including the Community League, the Councilor and the applicant. Note: The response date was revised from an original date of April 24 to May 4. All those receiving the postcard would be aware of the May 4 date. This postcard includes a high level description of the process, next steps and contact information for the file planner and the applicant. The applicant team advised that no citizen contacted them for additional information outside of the Community League Civic

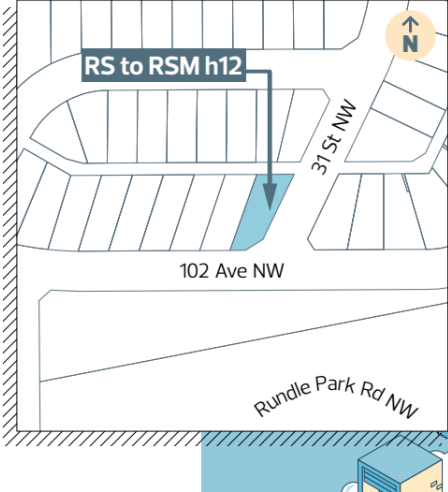
Director Chris Keeler who also contacted the file planner. The following is a copy of the notice that was sent by the City of Edmonton:

Share your feedback on a proposed rezoning near you.

3104 – 102 Avenue NW

The City has received a rezoning application from Situate Planning + Placemaking.

The current zone is the Small Scale Residential Zone (RS) and the proposed zone is the Small-Medium Scale Transition Residential Zone (RSM h12) which would allow a range of small to medium scale residential (i.e. Row Housing, Multi-unit Housing) up to 12 m in height (3 storeys).



Next Steps ↓

City of Edmonton
Development Services
6th floor Edmonton Tower
10111 104 Avenue NW
Edmonton AB T5J 0J4


Next steps

City Council is the decision maker on all rezonings. At this time, city staff are working on a recommendation for council. Another postcard will be sent when a Public Hearing date has been set.


Building design and construction happens at a later stage if the rezoning is approved by City Council.

Contact city staff

Please provide your comments by **May 4, 2024**
City Staff: Cyndie Prpich File #: LDA24-0096
780-944-0115, cyndie.prpich@edmonton.ca
Applicant: Situate Planning + Placemaking, 780-203-6820
edmonton.ca/[RezoningApplications](#)



É-kihciyihtáhkwhák Kiskiyihtamowin kich ka meskwachpayik kekwāyita kihcihwák ká wekeyin.
Information importante concernant des changements dans votre quartier.
ਤੁਹਾਡੇ ਇਲਾਕੇ ਵਿੱਚਲੀਆਂ ਤਬਦੀਲੀਆਂ ਬਾਰੇ ਮਹੱਤਵਪੂਰਨ ਜਾਣਕਾਰੀ
Mahalagang impormasyon tungkol sa mga pagbabagong magaganap sa inyong lugar.
有關修訂區內土地用途規劃的重要信息
Información importante con respecto a los cambios en su vecindario.



Applicants are not required to send a rezoning notice; however, the applicant team for this application chose to do so. The Zoning Bylaw only requires the applicant to engage in pre-consultation with the community for Direct Control Zones.

A rezoning sign was requested to be placed on the site on April 5, 2024 in accordance with [Section 7.50.4.5](#) of the Edmonton Zoning Bylaw 20001. Signs must be placed on the property within 21 days of being directed to do so. We were advised by the applicant that a sign was placed on the property on April 23, 2024. Signs must be removed no later than 30 days following the date of the approval or refusal of the Rezoning amendment application by Council or the date of withdrawal of the application.

2. PUBLIC ENGAGEMENT INFORMATION

Public engagement for a rezoning application is guided by the City of Edmonton Public Engagement Spectrum and Planning Coordination's Public Engagement Charter. Planning Coordination staff engage and communicate with the public on land development applications for three reasons:

- To provide information to the public,
- To gather feedback from the public to:
 - recommend changes to the application,
 - provide to Council at Public Hearing, and
 - report back on how input was used; and
- To connect applicants with public views and opinions.

The City considers a number of factors when determining the scale and type of public engagement appropriate for an application. Such factors include:

1. The **complexity** of the application
 - a. A standard zone is typically considered non-complex
 - b. Technical concerns (drainage, water, transportation) that may come to light during the circulation process - none were identified except for a potential fire hydrant deficiency. An Infill Fire Protection Assessment (IFPA) was requested in response. The IFPA will determine if there is sufficient capacity or if an additional hydrant will be required.
2. The **Policy Framework** - Policy documents such as The City Plan and District Plans each have their own public engagement processes that are separate from each other, and from each land development application. The policy framework influences the recommendation made to the City Council by the Administration. City Council is the decision maker on land use matters.
3. The **community response** to the advance notice postcard - this is why there is a deadline to connect with the file planner on the postcard notification.
4. **Scale of project** - this is not considered a large scale project that would garner citywide interest.

The City chooses from three different approaches to engagement on rezoning applications: Basic, Broadened and Expanded. The basic approach includes the notice sent when the application is initially made, as outlined in detail above. Based on the community response from thirteen households and the offer by the Community League to host an information session with the City and applicant in attendance, and because District Plans have not yet been approved by Council, the approach is being considered a Broadened approach by way of city attendance at this Community League hosted information session. An Engaged Edmonton webpage is a useful tool when the community has the opportunity to influence the proposed design of a development when the applicant is seeking a Direct Control Zone.

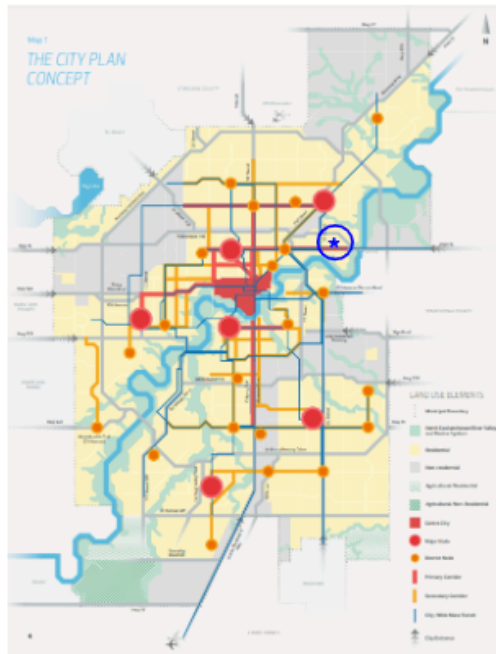
2. POLICY FRAMEWORK & PROCESS INFORMATION

The process of creating a new Zoning Bylaw and statutory plans are separate processes from a rezoning application process. The application at hand is a proposed rezoning from RS to RSM h12.0. The approval of a new Zoning Bylaw did not mean that rezoning applications will cease to exist. Anyone is entitled to make an application for rezoning. The City Administration reviews such applications with the input from many internal and external perspectives (i.e. drainage, transportation, open space, policy framework, utilities, surrounding citizens).

The Municipal Development Plan - The City Plan, approved December 7, 2020, sets the stage for all underlying policy frameworks. This means that many pre-City Plan documents within the policy framework such as Area Redevelopment Plans, and Residential Infill Guidelines have become outdated relative to The City Plan. The Abbotsfield/Rundle Heights Community Development Plan, approved by resolution October 21, 1996, was repealed on June 8, 2021 as part of the initiative to update the planning policy framework. The City Plan established the planning framework for the creation of District Plans. District Plans will provide more refined policy direction to be in alignment with The City Plan. Rundle Heights is part of the proposed 118 Avenue District.

The City Plan promotes residential infill at a variety of scales, densities and designs, and includes direction for intensification to nodes and corridors, and to areas adjacent to nodes and corridors (transition areas). The subject property is not located within or adjacent to a node or a corridor. It is identified as Residential on [Map 1](#) of The City Plan.

The City Plan identifies Development Pattern Areas within the city on [Map 9](#) which consist of Developing, Redeveloping, Future Growth and North Saskatchewan River Valley and Ravine System (NSRVRS) areas. Rundle Heights is part of the Redeveloping Area. The City Plan further defines Redeveloping Areas as: *Development within existing residential and nonresidential areas that have completed the cycle of growth, build out and maturation, and are changing to accommodate compact, mixed use development in support of City Building Outcomes*. The subject property is not within the NSRVRS and is not subject to the policies of the River Valley.



35% of net growth is realized through redevelopment at a population of 1.25 million. As the population grows to 2 million, the percentage of net growth realized through redevelopment is expected to grow.

Zoning Bylaw Renewal can be viewed as having contributed to enabling ongoing residential infill to occur at a variety of scales, densities and designs within all parts of the City's residential areas. Rezoning (land development) applications are part of the continued process of the evolution of our city and the neighbourhoods within it.

[District Plans](#) are going to [Public Hearing on May 28, 2024](#). Note: City Council may extend the Public Hearing over several days based on the number of registered speakers. District Policy, Charter Bylaw 24000 is the first item on the agenda. Policies in this document will apply to all districts in the city. The 118 Avenue District Plan is Charter Bylaw 24001 and is agenda item 26. You are encouraged to attend and participate in the Public Hearing process for the adoption of District Policy and Plans, and the repeal of outdated policy framework documents. District Policy and Plans will guide recommendations that are made for rezoning applications and their separate review processes. The City of Edmonton's policy framework has been in a transition phase since approval of The City Plan through the development of the new Zoning Bylaw, which became effective January 1, 2024, and the consideration by Council of District Policy and Plans and the proposed repeal of a number of outdated policy documents at the May 28, 2024 PH.



Have your say on the proposed District Policy and plans — guiding growth and change in Edmonton.



City Council Public Hearing

Date: May 28–30, 2024

Time: 9:30 a.m.

Location: City Hall or online

To learn more and get involved, visit edmonton.ca/DistrictPlanning

About District Planning

District Planning will modernize our planning system, helping realize The City Plan vision of building a healthy, urban, climate-resilient city where everyone enjoys easy access to amenities and services close to home.

District Plans will:

- + Show Edmontonians how they can expect their communities to grow and change over time.
- + Guide where development will be encouraged, creating more redevelopment opportunities and directing larger developments to nodes and corridors.
- + Inform infrastructure and service investments needed to support more housing, businesses, amenities and travel options in each district.
- + Create efficiencies by streamlining the number of plans the City must reference when evaluating development proposals, which reduces barriers to housing and businesses and encourages investment.

Learn more at edmonton.ca/DistrictPlanning

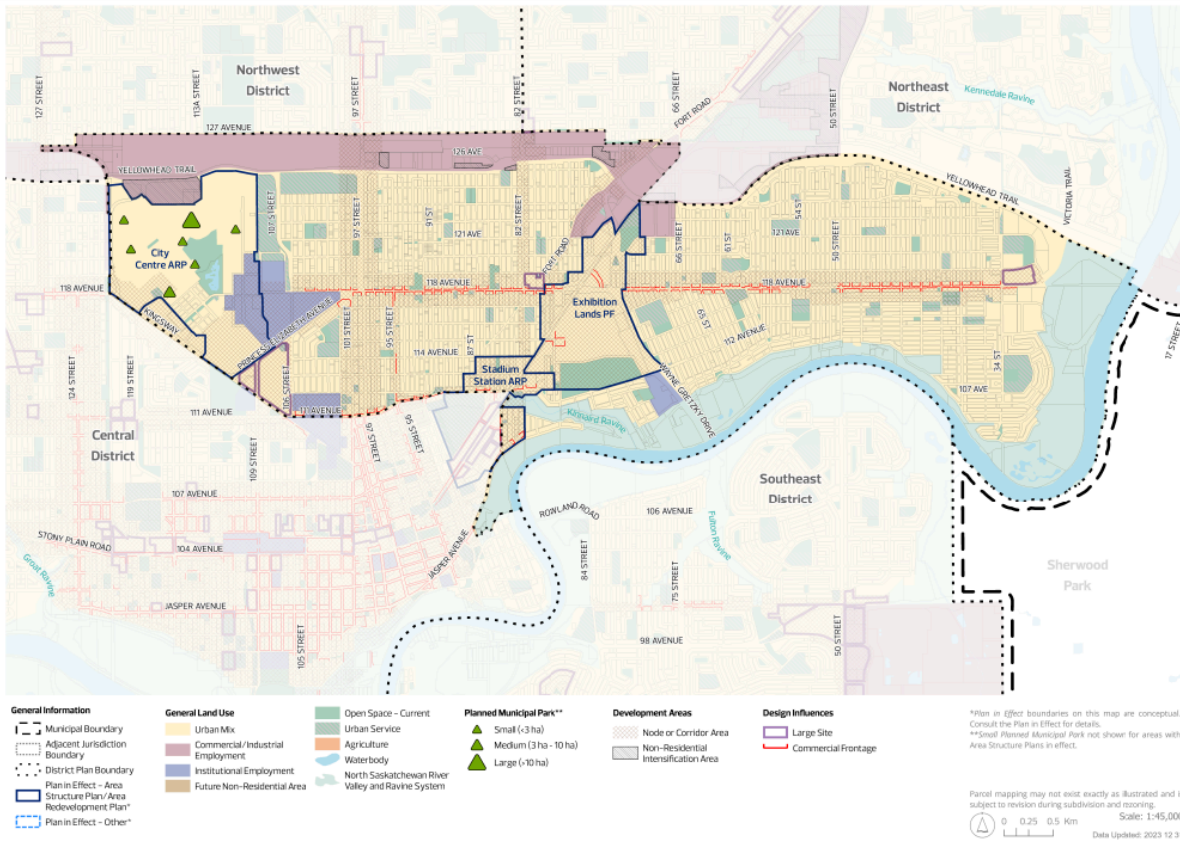
Edmonton

Edmonton

Proposed District Policy and Plan includes the following:

- The site is identified as “Urban Mix” in the proposed 118 Avenue District Plan.
- “Small Scale” is defined as: Buildings three storeys or less in height.

- **Planning & Design**
 - 2.1.1 Urban Structure - 2.1.1.4 Transition from taller buildings within Nodes and Corridors to shorter ones in Urban Mix areas outside of Nodes and Corridors.
- **Land Use - 2.5.2 Urban Mix**
 - 2.5.2.3 Support development at the edges of Nodes and Corridors that provides transition to the scale of the surrounding development.
 - 2.5.2.4 Support Small Scale housing in Urban Mix areas outside of Nodes and Corridors.
- 2.5.2.6 Consider additional height in locations that meet at least two of the following criteria:
 - a. In a Node or Corridor Area or within 100 metres of a Node or Corridor Area,
 - b. Within 400 metres of a Mass Transit Station,
 - c. Along an Arterial Roadway or a Collector Roadway,
 - d. At a corner site,
 - e. Adjacent to a park or open space, and/or
 - f. Adjacent to a site zoned for greater than Small Scale development.



Please refer to the following links for further information about the Land Use Statutory Public Hearing Process:

1. [Land Use Statutory Public Hearing Quick Guide](#)

2. [Land Use Statutory Public Hearing Playbook](#)

4. PROPOSED REZONING

Both the RS and the RSM h12.0 zones allow the same housing types as a Residential Use:

Residential Uses and General Definitions

Use Definition	General Definition (Housing Type)	General Definition (Housing Arrangement)
<ul style="list-style-type: none"> + Residential + Home Based Business 	<ul style="list-style-type: none"> + Single Detached Housing + Semi-detached Housing + Duplex Housing + Row Housing + Secondary Suite + Backyard Housing + Multi-unit Housing + Supportive Housing + Lodging Housing 	<ul style="list-style-type: none"> + Cluster Housing + Reverse Housing + Zero Lot Line Development + Reduced Setback Development



A Residential Use may be arranged in any housing arrangement except as otherwise restricted by the definition of that housing arrangement or by a regulation in the Zoning Bylaw.

Under the RS Zone, a minimum of one Dwelling (a single detached house) would be allowed on this site, with the maximum density subject to the site design and unit size /type and/or housing combination type chosen. For example, if multi-unit housing were to be built on this approximate 607 m² site, up to eight units could be allowed as a minimum site area of 75m² per Dwelling (4.1.1) is required in this zone. The size of the building and the ultimate number of units, to a maximum of eight, is limited by the required setbacks, the maximum site coverage (45% or 273 m²) and height (10.5 m or approximately 2 storeys)

Under the RSM h12.0 Zone, a minimum of three Dwellings would be required on this site, as there is a minimum density requirement of 45 du/ha in this zone (4.2.4). Maximum density (number of Dwellings on the site) is also subject to the site design and unit size/type and/or combination chosen. For example, if multi-unit housing were to be built on this site, the size of the building and the ultimate number of units, is limited by the required setbacks, the maximum site coverage (60% or 365 m²) and height (12.0 m or approximately 3 storeys)

The major differences between the current and proposed zones are as follows:

- 1.5 m increase in maximum height, which allows an increase in floor area (from two to three storeys)

- 15% increase in maximum total site coverage
- 4.5 m reduced rear setback (allowing the potential for a longer principal building)

The only known certainty for the development under the RSM h12.0 at the rezoning stage is that there would have to be at least three units and the form of the residential building could be bigger and higher than that allowed under the current RS Zone. Use of the RSM h12.0 does not necessarily mean an increase to density (dwelling units).

COMPARISON CURRENT/PROPOSED ZONING (MULTI-UNIT HOUSING)



Existing Development

REGULATION	RS Current Zoning	RSM h12.0 Proposed Zoning
Principal Building	Multi-Unit Housing	Multi-Unit Housing
Height	10.5 m	12.0 m
Maximum Site Coverage	45% (273 m ²)	60% (365 m ²)
If Accessory Building maximum, then Principal Building or combination	Maximum 20% Maximum 25%	Maximum 20% Maximum 40%
Density	Minimum Site Area / Dwelling 75 m ²	Minimum Density 45 Dwelling/ha
Setbacks		
Rear - North (Alley)	10.0 m	5.5 m
Front - South (102 Ave)	4.5 m	4.5 m
Side - East (31 Street)	2.0 m	2.0 m
Interior Side - West	1.5 m	1.5 m
Commercial Uses Permitted	Limited at Grade (5)	Limited at Grade (5)

Any request for a variance to a zoning regulation makes a development permit a Class B which requires notification to surrounding property owners.

The City of Edmonton approved Open Option Parking in June 2020 therefore developers decide how much parking they provide. If an Accessory Building (i.e. garage) is provided, the maximum site coverage is 20% which would reduce the total site coverage of the principal building accordingly.

The maximum height of the proposed RSM Zone is 12.0 m which is approximately three storeys, and is subject to the type of roof. Height is measured from Grade by using one of three methods that best ensures compatibility with surrounding development as outlined in [Section 5.7 of the Zoning Bylaw](#). The method in which height is determined is established at the Development Permit stage, which comes after the rezoning process (the zone sets a maximum height).

ZONING BYLAW DEFINITIONS	
8.20 General Definitions	Mass Transit Station means an existing transit facility, or a future transit facility with a Council-approved concept plan, that includes an LRT stop or station or an area where multiple buses are able to stop simultaneously to allow transfers between other transit routes
	<u>Basement</u> means the portion of a building or structure that is wholly or partially below ground level. A <u>Basement</u> has a maximum <u>Height</u> of <u>1.83 m</u> above <u>Grade</u> measured from <u>Grade</u> to the finished level of the floor directly above.

5. OTHER

- Anyone can park on 102 Avenue, there are no known concerns regarding parking congestion along this roadway.
- The area is noted as having a high water table requiring the use of sump pumps, the considerations for such are dealt with at the development and building permit stages.
- Whether a building is owned or rented is not a land use consideration.
- Effects on property value is not a land use consideration.

Rundle Heights FAQ #2

Alley Renewal

Rundle Heights underwent Neighbourhood Renewal (front streets) sometime after 2005 (and pre-2018). The [Alley Renewal Program](#) is a separate program that has existed since 2018. Rundle Heights alley renewal has not been identified for the current or upcoming (2027-2030) budget cycles. Beyond that, timing is tentative and subject to change based on resources and utility coordination; it is not likely within the next 10 years. This is due to the fact that there are just so many neighbourhoods with poor/very poor condition alleys (1600 km to renew, City-wide).

The Building Great Neighbourhoods Team (buildinggreatneighbourhoods@edmonton.ca) can be contacted to understand how and when you can have input into the process.

Drainage Concerns

This neighbourhood has a separate stormwater system that is adequately sized for this type of development and drains to the North Saskatchewan River. Development of this site for multi-unit housing would have a positive impact for the lot because a storm service connection would be required to send stormwater from rainfall events to the storm main. Currently there is no storm service connection, and stormwater only infiltrates into the ground, which can cause pooling. Concerns related to drainage can be brought to the City's attention through 311 or an email to drainageplanningcircs@edmonton.ca.

https://311.edmonton.ca/reports/list_services

Lot Grading

Lot Grading Approval is a requirement of Drainage Bylaw 18093 with the exception of certain locations where the development or lot grading complaints occur prior to 1989. There is no Approved Lot Grading Plan and no other lot grading information (history or inspections) for the property located at 3104 - 102 AVENUE NW. Please note that subdivision Approved Lot Grading Plans started in new developments after 1989. Since this house was built in 1969, there was no requirement for Lot Grading Approval. The only time a Lot Grading Plan in these old neighbourhoods is required, is when there is a new Development Permit Application to re-develop / construct an infill house or backyard housing. At that time the Applicant / Owner must submit a [Lot Grading Plan - Infill](#) for review and approval.

Schools

The Catholic School Board advises that construction is planned to begin on the new Rundle Heights school in September 2024. St. Bernadette and St. Nicholas Catholic Schools will be consolidated with St. Jerome Catholic School on the St. Jerome site.



District Plans

The Public Hearing for District Plans concluded June 26, 2024 with Council giving first and second readings to Bylaws relevant to this application (Bylaws 24000 and 24001). Third reading will follow after the Edmonton Metropolitan Region Board has reviewed the Bylaws. The Bylaws included the following relevant amendments :

- The 118 Avenue District Plan was renamed the North Central District Plan (Bylaw 24001), and
- District Policy (Bylaw 24000) 2.5.2.6 was amended from:

“Consider additional height 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 a collector Roadway,
- d. At a corner site,
- e. Adjacent to a park or open space, and/or
- f. Adjacent to a site zoned for greater than Small Scale development. ”

to

“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 a collector Roadway,
- d. At a corner **or** adjacent to a park or open space, and/or
- e. Adjacent to a site zoned for greater than Small Scale development.”