

## 10315 & 10319 - 113 Street NW and the lands south of 104 Avenue NW from the alley between 124 and 123 Street NW to 111 Street NW Position of Administration: Support



### Summary

Bylaw 20880 proposes a rezoning from the Direct Control Zone (DC1.19855) to the Medium Scale Residential Zone (RM h28.0) for 10315 & 10319 -113 Street NW and a new Direct Control Zone (DC) for the remainder of the rezoning area. Given the development rights are not changing in this Direct Control Zone, administration is proposing to waive the Pre-Application Notification requirement. The RM h28.0 Zone would allow for medium scale housing and the new DC Zone is nearly the same as the current one but updated to be consistent with the new Zoning Bylaw 20001 and Open Option Parking.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. One person responded with questions regarding the rezoning, notice radius,

inconsistency in information available online and on postcard and rezoning sign, and requested information on the new DC Zone.

Administration supports this application because it:

- Is compatible with the surrounding land use.
- Proposes intensification within the Centre City Node.
- Is in close proximity to two planned Mass Transit Station on 104 Avenue NW, as per the Central District Plan.
- Proposes a rezoning which aligns with the direction from the City Plan to enable 15-minute districts that allows people to easily complete their daily needs.

## Application Details

This application was submitted by S2 Architecture on behalf of the Landowner.

## Rezoning

The proposed RM h28.0 Zone for 10315 & 10319 - 113 Street NW would allow development with the following key characteristics:

- Maximum height of 28.0 metres (approximately 8 storeys).
- A maximum Floor Area Ratio of 3.8 to 5.2.
- Limited opportunities for commercial uses at the ground floor.

The new DC Zone for the remainder of the rezoning area would continue to allow for mid-rise residential development (approximately 6 storeys) with ground oriented commercial uses.

The remainder of this report will focus only on the RM h28.0 Zone for 10315 & 10319 - 113 Street NW.

## Site and Surrounding Area

|                      | Existing Zoning                 | Current Development                                |
|----------------------|---------------------------------|--|
| <b>Subject Sites</b> | Direct Control Zone (DC1.19855) | Low rise residential                               |
| <b>North</b>         | Direct Control Zone (DC1.19855) | Low rise residential                               |
| <b>East</b>          | Direct Control Zone (DC1.19855) | Low rise residential, commercial and a parking lot |
| <b>South</b>         | Direct Control Zone (DC1.19855) | Mid rise residential                               |
| <b>West</b>          | Direct Control Zone (DC1.19855) | Low rise residential                               |



*View of both sites looking east from 113 Street 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 for 10315 & 10319 - 113 Street NW, the difference between the current DC.19855 Zone and the proposed DC Zone are minimal, and the advance notice of the proposed land use change garnered one response. The basic approach included:

### **Pre-Application Notice**

The proposed DC Zone contains changes that are administrative, updating the language and regulations to be consistent with Zoning Bylaw 20001 and the Open Option Parking strategy. Given the development rights are not changing, administration is proposing to waive the Pre-Application Notification requirement.

### **Mailed Notice, May 24, 2024**

- Notification radius: 60 metres
- Recipients: 330
- Responses: 1
  - Mixed/Questions only: 1

## Site Signage, June 7, 2024

- One rezoning information sign was placed on the property so as to be visible from 113 street NW.

## Webpage

- [edmonton.ca/rezoningapplications](https://edmonton.ca/rezoningapplications)

## Notified Community Organizations

- Wìhkwêntôwin (Oliver) Community League.

## Common comments heard:

- The information available online, on the rezoning sign and notice is inconsistent with the map.
- Who was notified of this application?
- Is there opportunity to review or comment on the new proposed DC Zone?

## Application Analysis

### The City Plan

The proposed rezoning aligns with the big city move 'A Community of Communities' by enabling 15-minute districts that allow people to easily complete their daily needs.

### District Plan

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.

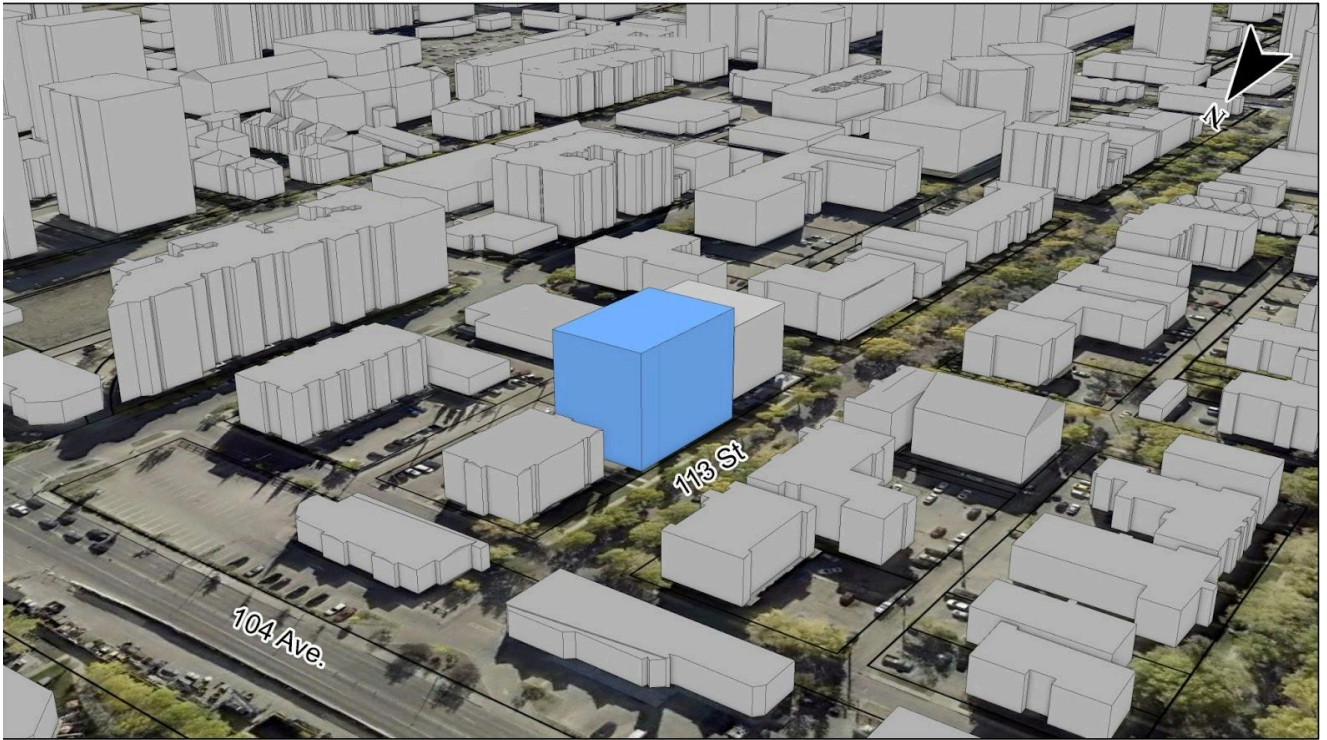
As per the Central District Plan, the sites are located within the Centre City Node. District Policy 2.4.2.1 supports mid-rise development, as proposed, throughout Centre City.

The sites are also designated Urban Mix in the Central District Plan. Urban Mix includes housing, shops, services and offices in one land use category. It includes stand alone residential and commercial development as well as mixed use development. The proposed RM h28.0 Zone allows for standalone residential, and an opportunity for mixed use development by allowing commercial uses at the ground floor. Therefore, the proposed rezoning aligns with the District Plan and Policy.

### Land Use Compatibility

When compared with the existing DC.19855 Zone, the proposed RM h28.0 Zone would allow for an increase in height, reduced front setback, and increased interior and rear setback.

|   | <b>DC1.19855<br/>Current</b>              | <b>RM h28.0<br/>Proposed</b>      |
|---|---|-----------------------------------|
| <b>Typical Uses</b>                             | Limited Residential<br>Limited Commercial | Residential<br>Limited Commercial |
| <b>Maximum Height</b>                           | 23.0 m                                    | 28.0 m                            |
| <b>Maximum Floor Area Ratio</b>                 | 3.0                                       | 3.8 - 5.2                         |
| <b>Minimum Front Setback</b><br>(113 Street NW) | 5.0 m                                     | 1.0 m - 3.0 m                     |
| <b>Minimum Interior Side Setback</b>            | 1.5 m                                     | 3.0 m                             |
| <b>Minimum Rear Setback</b> (Alley)             | 0.0 m                                     | 3.0 m                             |
| <b>Minimum Density</b>                          | 300 Dwellings/ha (Maximum)                | 75 Dwellings/ha                   |



*3D Model of the proposed RM h28.0 Zone*



*Site analysis context*

The subject sites are located along 113 Street NW, surrounded by roadways on two sides and abutting low-rise development on the north and mid-rise development on the south side. With a maximum height of 28.0 metres and a Floor Area Ratio of 3.8, the proposed RM h28.0 Zone allows for a larger structure than permitted under the existing DC1.19855 Zone.

To mitigate the impacts of the proposed redevelopment on the abutting sites, the proposed RM h28.0 Zone requires an interior setback of 3.0 metres, which is greater than what is required in the existing DC1.19855 Zone. Therefore, the proposed RM h28.0 Zone would have less impact on the abutting properties and is appropriate for this location.

## **Mobility**

ETS operates numerous bus routes near the rezoning site on 103 & 104 Avenue NW, 109 & 116 Street NW and Jasper Avenue NW. A range of service levels are available on these corridors, including frequent, local and rapid bus routes.

The site is roughly located 250 metres walking distance from nearby bus stops and the future MacEwan Arts/112 Street Stop on the Valley Line West LRT. Construction of the Valley Line West LRT began in 2021, with completion anticipated for 2027/2028.

With redevelopment of the site, the owner will be required to upgrade the abutting north-south alley to a paved residential alley standard.

## **Utilities**

Sanitary and storm service connections are available to the site. The proposed zoning change will not significantly impact the sewer and drainage systems in the area.

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.

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.

There is a deficiency in on-street fire protection adjacent to the property in terms of hydrant spacing. The developer will be required to contact the Edmonton Fire Rescue Services (EFRS) to address this deficiency. EFRS will perform an Infill Fire Protection Assessment at the Development Permit stage to potentially 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.

Written By: Abhimanyu Jamwal

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination