

11219, 11215, 11211, 11207 - 106 Street NW and 10524 - 112 Avenue NW

Position of Administration: Support



Summary

Bylaw 20905 proposes a rezoning from the Small Scale Residential Zone (RS) to the Medium Scale Residential Zone (RM h16) to allow for medium scale housing.

Public engagement for this application included a mailed notice, site signage and information on the City's webpage. Two people were heard from, only one of whom stated concerns that were related to lack of project details, the intention for affordable housing and loss of sunlight.

Administration supports this application because it:

- Increases residential density at an appropriate location near a mass and active transit and a variety of other services and amenities.

- Supports intensification along the edge of the neighborhood, in alignment with the North Central District Plan and District Policy.

Application Details

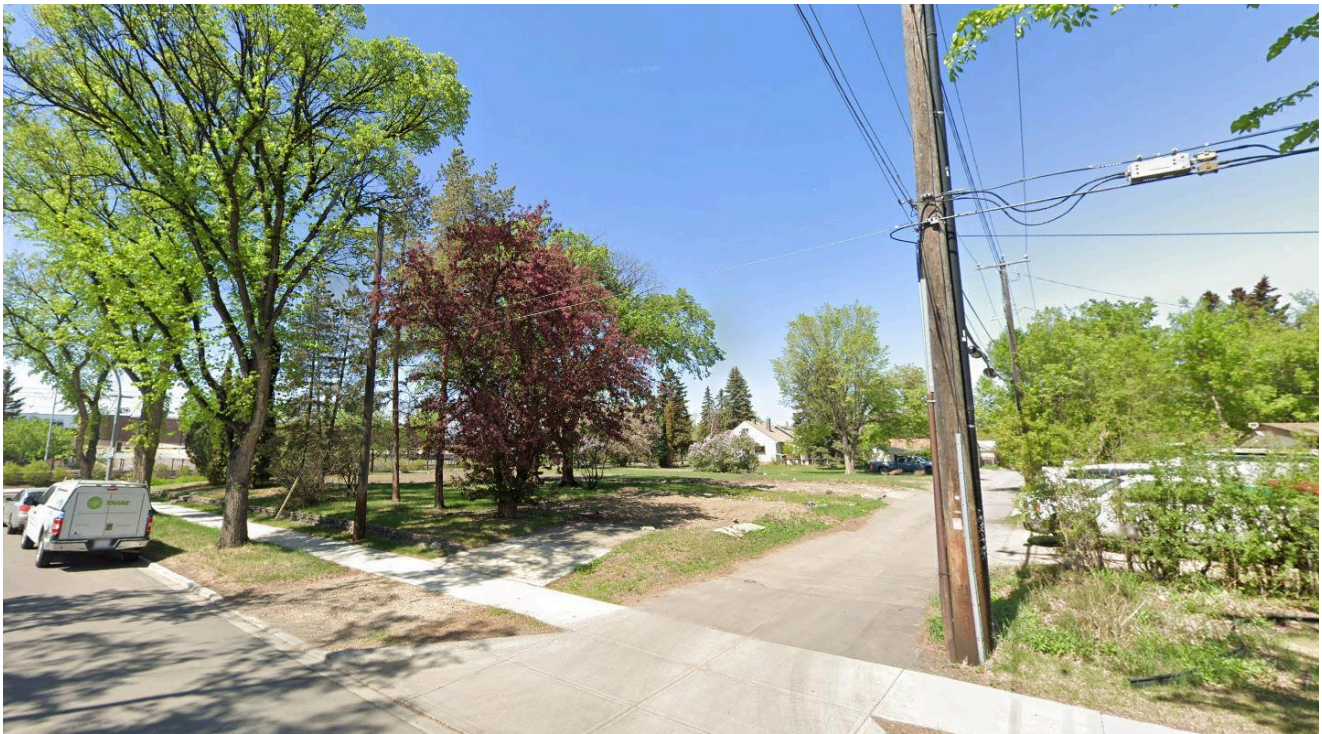
This application was submitted by the City of Edmonton (Real Estate Branch).

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

- A maximum height of 16 meters (or approximately 4 storeys).
- A maximum Floor Area Ratio (FAR) of 2.3 to 3.7.
- A minimum density of 45 dwellings per hectare.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Small Scale Residential Zone (RS)	Vacant
North	Small Scale Residential Zone (RS)	Single detached housing
East	Small Scale Residential Zone (RS)	Single detached housing
South	Site Specific Development Control Provision (DC2)	Gene Zwozdesky Centre at Norwood
West	General Commercial (CG)	Kingsway Mall



View of the site looking northwest from 112 Avenue NW

Community Insights

This site was originally intended to accommodate development related to the Missing Middle Design Competition. Hosted by the City of Edmonton in 2019, the competition invited teams of architects and builders to create a medium density missing middle multi-unit housing project that was well-designed, economically feasible, and considered the neighbourhood context at this site.

Designs were solicited Canada-wide and internationally from multidisciplinary teams of architects and builders/developers. The winning team was given the opportunity to purchase the site at market value and build their winning design, conditional upon rezoning approval. Once constructed, the intent was that the prototype could be used to inspire innovative 'missing middle' infill development in other parts of the city.

In offering the site up to the winning team, a number of incentives were also offered to support the development. These incentives included the demolition of the existing vacant housing units on site, land and servicing cost incentives as part of the sales price, and fee waivers/reductions for rezoning, development and building permits. Due to a number of external environmental factors, including the COVID-19 pandemic, the first and second place teams did not proceed with their projects. The third place team signed a Sales Agreement with conditions, but after several iterations of design and discussions with the City, ultimately decided not to proceed.

In late 2023, City staff met with representatives of the Spruce Avenue Community League to outline the challenges referenced above and advised them the competition was formally being closed out. Moreover, City staff also advised them of the City's new intention for this site, which

is to pursue affordable housing and that a rezoning application was still necessary to facilitate this new intent.

Questions were asked of City staff related to process, communication, and next steps. Overall, no concerns regarding the City's intent for affordable housing were identified and the meeting was largely positive.

Once the application was formally submitted, it was brought forward to the public using a basic approach. This approach was selected because the proposed RM h16 Zone conforms to City planning policies and is not expected to have significant impacts to the surrounding area. The basic approach included:

Mailed Notice, April 17, 2024

- Notification radius: 120 metres
- Recipients: 438
- Responses: 2
 - In support: 0
 - In opposition: 1
 - Mixed/Questions only: 1

Site Signage, April 25, 2024

- One rezoning information sign was placed on the property so as to be visible from 112 Avenue and 106 Street.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Spruce Avenue Community League
- Kingsway Business Improvement Area

Common comments heard:

- The application lacks details in terms of what the building will look like and how it will function.
- Concern regarding the intention for affordable housing and how this type of housing will be managed.
- Concern over the reduction in sunlight from a four storey building.
- Suggestion that the site should become a dog park as an interim use.

Application Analysis



Site analysis context

North Central 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.

The subject site is located within the ‘urban mix’ land use designation which allows for small scale buildings (up to 3 storeys) throughout and low rise buildings (up to 4 storeys) at certain locations. This site meets the locational criteria for a low rise building as it is located at the edge of the neighborhood and is facing onto an arterial roadway (106 Street NW). The RM h16 Zone, which allows for a building of up to 4 storeys, is consistent with this direction.

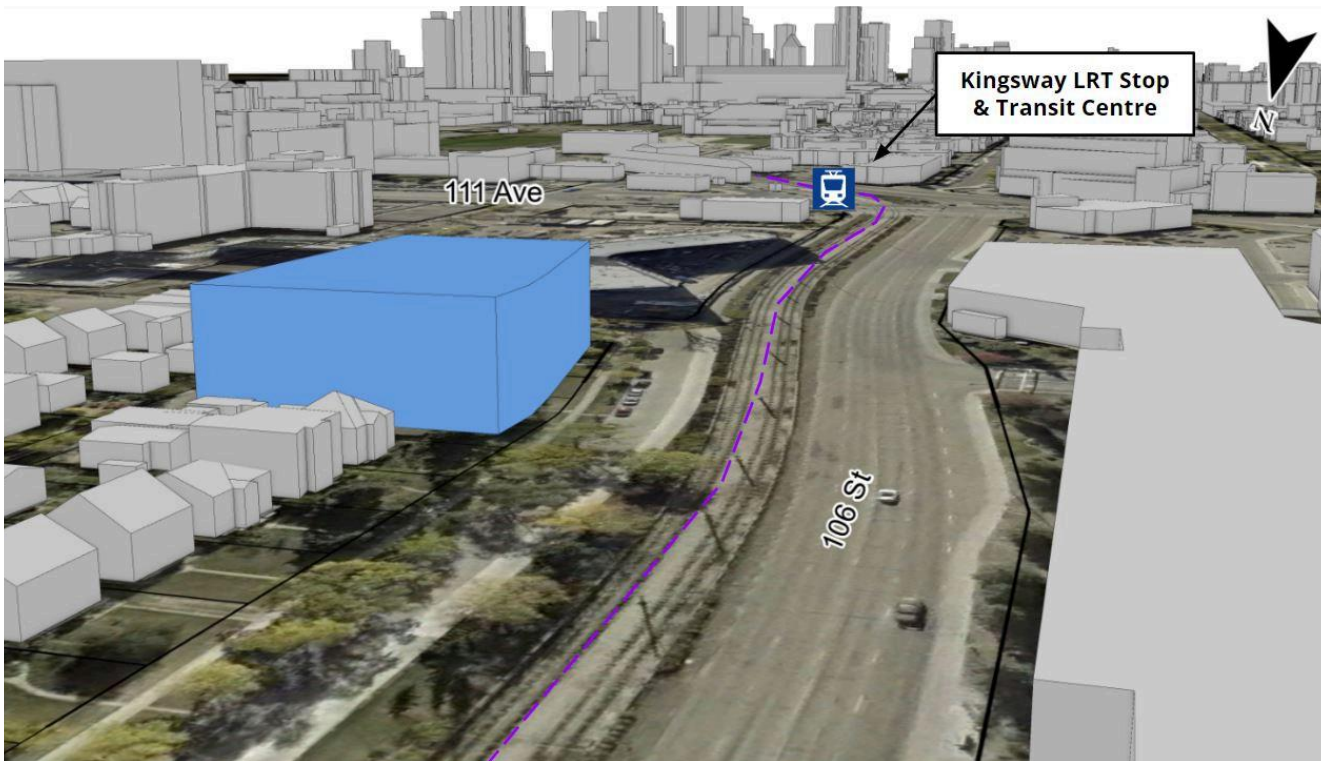
Land Use Compatibility

Located at southwestern edge of the neighborhood, the site has the benefit of being within walking distance to a variety of amenities and services that will support the additional density proposed through this application, particularly for future residents who don’t have access to a vehicle. This includes the site having convenient access to active modes of transit such the

Kingsway LRT stop and transit centre, a bike lane along 106 Street and commercial amenities and services such as Kingsway Mall, the Royal Alexandra Hospital and the NAIT campus.

Being on a corner, the site has the benefit of being surrounded by primarily road right-of-way which creates natural buffer space between this site and surrounding properties. This helps reduce impacts from a larger building such as massing and overlook from windows and balconies. The site does share a property line along its north side with a property zoned for, and currently containing, a small scale residential building in the form of a single detached house. To help mitigate impacts along this edge, the RM h16 Zone requires a larger setback of 3.0 metres, an increase from the required 1.2 meter setback of the current RS Zone.

	RS Zone Current	RM h16 Zone Proposed
Typical Uses	Single Detached Housing Semi-detached Housing Row Housing	Row Housing Multi-unit Housing
Maximum Height	10.5 m	16.0 m
Maximum Floor Area Ratio	n/a	2.3 - 3.7
Minimum Front Setback (106 Street NW)	4.5 m	3.0 m
Minimum Interior Side Setback	1.2 m	3.0 m
Minimum Flanking Side Setback (112 Avenue)	1.2 m	3.0 m
Minimum Rear Setback (Alley)	10.0 m	3.0 m
Maximum Site Coverage	45%	n/a



3D Model - looking south from 106 Street towards Downtown

Mobility

The rezoning area is located next to a district connector bike route along 106 Street, and near an future district connector route along 111 Avenue. Upon redevelopment, vehicular access will be restricted to the abutting alley east of the site and the existing access from 112 Avenue will be removed. The alley is required to be reconstructed to a commercial standard from 112 Avenue to the north property line of the subject lands. This rezoning is anticipated to have minimal impact on the transportation network. Due to the site's proximity to the Kingsway Transit Centre, vehicle parking maximums in section 5.80 of the Zoning Bylaw apply.

ETS currently operates frequent bus service nearby on 106 Street and 111 Avenue. Local bus service is also available on 113 Avenue. The site is within walking distance to Kingsway Transit Centre and LRT Station using the SUP along 106 Street.

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.

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Section: Planning Coordination