

11302 - 103 Street NW

Position of Administration: Non support



Summary

Bylaw 20863 proposes a rezoning from the Small Scale Residential Zone (RS) to the Small-Medium Scale Transition Residential Zone (RSM h12.0) to allow for small scale residential development up to 3 storeys.

Public engagement for this application included a mailed notice, site signage and information on the City's webpage. Approximately 6 people were heard from, all of whom were in opposition. Most concerns were related to traffic and parking congestion and the building being too tall and out of character for the area.

Administration does not support this application because it:

- Proposes to increase height at a location that is not within or reasonably close to a node or corridor where policy supports increased height.
- Does not comply with enough criteria where additional scale can be considered, as directed by District Policy.

Application Details

This application was submitted by Situate Inc. on behalf of Rent Posh Equity Corp.

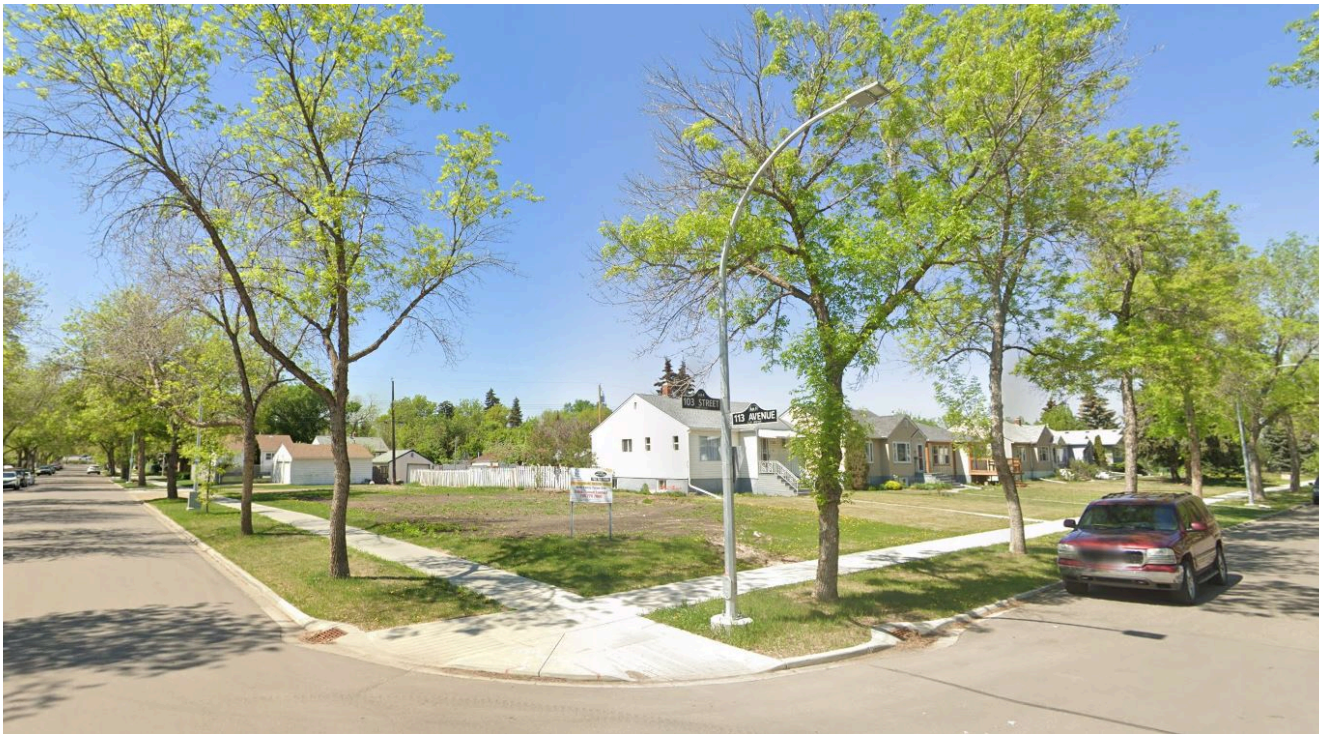
The proposed Small-Medium Scale Transition Residential Zone (RSM h12) would allow development with the following key characteristics:

- A maximum height of 12.0 metres (approximately 3 storeys).
- A maximum site coverage of 60%.

Site and Surrounding Area

The site is located at the northwest corner of two local roadways, 113 Avenue NW and 103 Street NW, within the interior of the Spruce Avenue neighborhood. The site is currently vacant and surrounded by a mix of single detached housing and row housing.

	Existing Zoning	Current Development
Subject Site	Small Scale Residential Zone (RS)	Vacant
North	Small Scale Residential Zone (RS)	Single Detached House
East	Small Scale Residential Zone (RS)	Row House
South	Small Scale Residential Zone (RS)	Single Detached House
West	Small Scale Residential Zone (RS)	Single Detached House



View of the site looking northwest from the intersection of 113 Avenue NW and 103 Street NW

Community Insights

When this application was originally submitted in late 2023, it was submitted as the RM h16.0 Zone which would have permitted a residential building up to 4 storeys with commercial opportunities at the ground-level. After sending out mailed notices, City staff heard from approximately 21 people, the vast majority of whom were in opposition. This was followed by a neighborhood petition against the RM h16.0 Zone which garnered approximately 123 signatures and a formal letter of opposition from the Spruce Avenue Community League. After City staff met with the applicant to discuss the concerns from the community as well as a lack of policy that would support 4 storeys at this location, the application was changed to the RSM h12.0 Zone.

This RSM h12.0 rezoning application was brought forward to the public using the basic approach. This approach was selected because the proposed RSM h12.0 Zone is a standard zone where minimal details, beyond the zone itself, can be shared at rezoning stage. The various engagement touchpoints for the RSM h12.0 Zone are outlined below.

Mailed Notice, March 18, 2024

- Notification radius: 60 metres
- Recipients: 59
- Responses: 6

- In support: 0
- In opposition: 6

Site Signage, April 9, 2024

- One rezoning information sign was placed on the property so as to be visible from both 103 Street NW and 113 Avenue NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

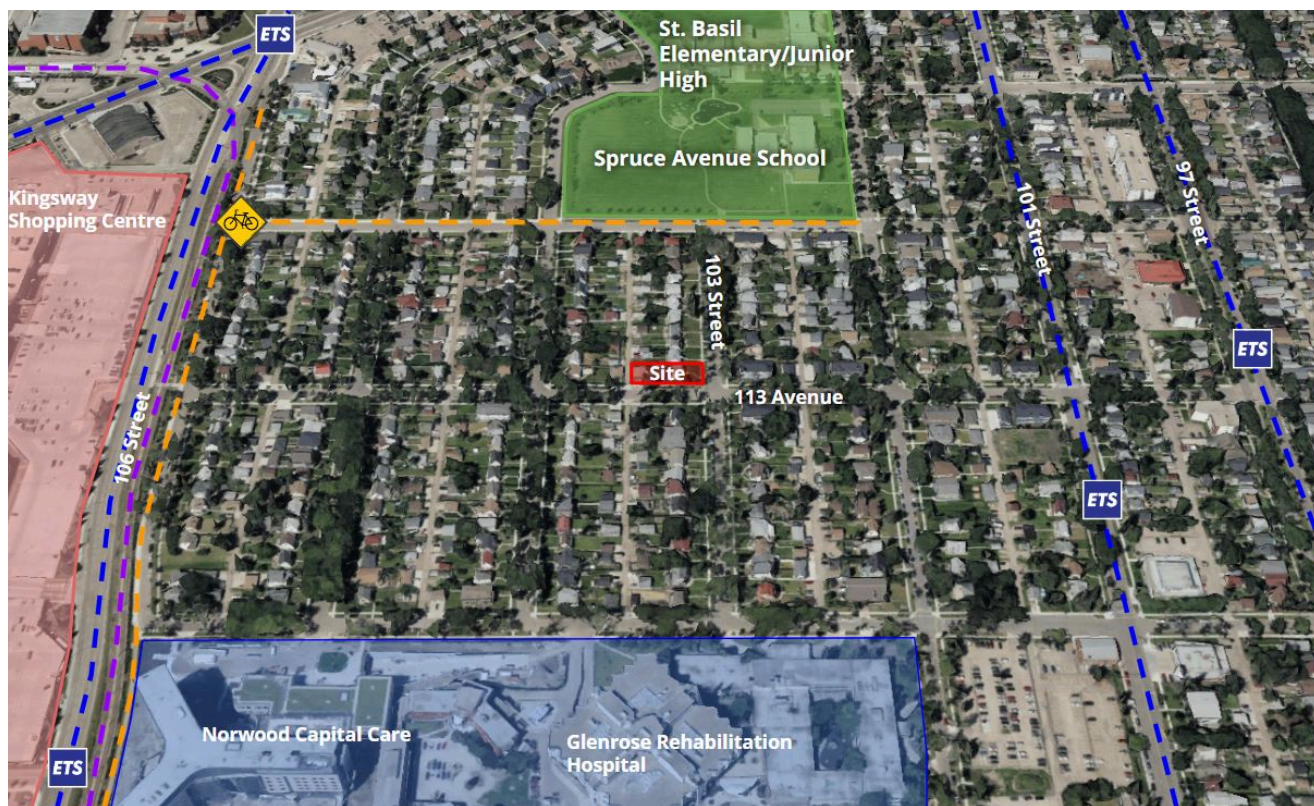
- Spruce Avenue Community League

Common comments heard

Most of the residents who contacted City staff stated that their concerns remain unchanged from their concerns they stated regarding the previous RM h16.0 Zone. These concerns included:

- This application will contribute further to on-street parking and traffic congestion.
- The height remains too tall and out of character for the area, creating shadowing and privacy issues for surrounding residents.
- The additional density contributes to increasing crime and nuisance, devaluing surrounding properties.
- The proposed zone would be better suited at the edge of the neighborhood.

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 Spruce Avenue neighborhood is located within the North Central District Plan. The subject site is located within the 'urban mix' land use designation and outside all node and corridor boundaries, see Map 4 below. Outside of nodes and corridors, the urban mix allows for small scale buildings (up to 3 storeys) throughout and low rise buildings (up to 4 storeys) at certain locations. This site does not meet the locational criteria for a 4 storey building.



Map 4 (Land Use Concept to 1.25 Million) - Subject site designated as urban mix

The current RS Zone is consistent with the urban mix designation allowing up to 3 storeys in height. The proposed RSM h12.0 also allows for 3 storeys, but with an additional 1.5 meter of height and an additional 15% of site coverage. The District Policy provides direction for situations like this where additional scale can be considered, as long as the site can meet at least two contextual criteria. These criteria are outlined in the table below with an associated assessment of whether this site is compliant or not:

District Policy Criteria for Consideration of Additional Height	Analysis	Compliance (Yes or No)
In a Node or Corridor Area or within 100 metres of a Node or Corridor Area	The closest edge is the 97 Street Primary Corridor which is approximately 135 metres from this site, or a full 3 blocks from 97 Street NW.	No
Within 400 metres of a Mass Transit Station	The closest Mass Transit Station is the Kingsway LRT / Transit Centre which is approximately 500 metres from this site.	No

Along an Arterial Roadway or a Collector Roadway	Neither 113 Avenue NW or 103 Street NW is an arterial or collector roadway	No
Adjacent to a site zoned for greater than Small Scale development	All adjacent zoning is Small Scale Residential (RS) Zoning.	No
At a corner site or adjacent to a park or open space	This site is located on a corner.	Yes

With this site only meeting one of the above criteria, this is an indication that the additional scale (more height and site coverage) being sought through the proposed RSM h12.0 Zone is not appropriate at this location.

Land Use Compatibility

The current RS Zone on this site allows for a range of small scale residential development up to 3 storeys in height. This includes everything from a single detached house up to a 3 storey, 8 unit multi-unit housing building. The proposed RSM Zone, with a height modifier of 12 meters, a maximum site coverage of 60%, and smaller front and rear setbacks, would allow for a taller and larger 3 storey building than the existing zone. Key differences between both zones are outlined below.

	RS Zone Current	RSM h12.0 Zone Proposed
Typical Uses	Single Detached Housing Row Housing Multi-unit Housing	Row Housing Multi-unit Housing
Maximum Height	10.5 m	12.0 m
Maximum Site Coverage	45%	60%

Maximum Density	Approximately 8 dwellings (based off of 75 m ² site area per dwelling)	n/a
Minimum Front Setback (103 Street)	4.5 m	3.0 m
Minimum Interior Side Setback	1.5 m	1.5 m
Minimum Flanking Side Setback (113 Avenue)	2.0 m	2.0 m
Minimum Rear Setback (Alley)	10.0 m	5.5 m

Due to the larger height, site coverage and smaller setbacks, the RSM h12.0 Zone is not as sensitive as the RS Zone to existing low intensity residential development in redeveloping neighborhoods. The general purpose of the RSM h12.0 Zone indicates it may act as a transition between small scale residential development and larger scale residential development. Within an infill context like this, this zone is ideally applied at locations where it is either within, adjacent or near an area either zoned or designated for larger scale development (such as a node or corridor) and is acting as the transition towards small scale development (such as the interior of a neighborhood with RS zoning). Other locations may also be considered appropriate for this zone where other contextual features are present (i.e. adjacent to an arterial or collector roadway, across from open space, etc.) where impacts from a larger building are reduced. Contextual features like this are absent in this case, with the site's surroundings being typical of the characteristics of the interior of a neighborhood, bounded by two local roadways and surrounded on all sides by small scale residential development (zoned RS).

The site's location within the interior of the neighborhood, coupled with its surrounding context lacking features that could otherwise help support a case for additional scale, confirm that this is not an appropriate location for the proposed RSM h12.0 Zone.

Mobility

Edmonton Transit Service (ETS) operates numerous bus routes near the rezoning site on 97 Street NW, 101 Street NW, 106 Street NW and 111 Avenue NW. The site is within 350 m walking distance to bus stops on 101 Street NW and approximately 800 m - 900 m walking distance to the Kingsway / Royal Alex Transit Centre & LRT Station. On-street bike routes are also available 114 Avenue NW and 106 Street NW with connection to the LRT station and larger shared use path network.

Mass transit is anticipated to operate on 101 Street NW as part of the future mass transit network associated with the 1.25 million population scenario of The City Plan.

With redevelopment of the site, the existing site access to 113 Avenue NW will be removed and shifted to the abutting alley to the west.

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.

Edmonton Fire Rescue Services has performed a risk-based Infill Fire Protection Assessment and determined that upgrades to water infrastructure will not be required. This could potentially be re-evaluated at the development permit stage. 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.

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