

10319 and 10325 Saskatchewan Drive NW Position of Administration: Support



Summary

Bylaw 20930 proposes a rezoning from the Medium Scale Residential Zone (RM h23.0) to the Medium Scale Residential Zone (RM h28.0) 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 expressed objections to an increase in density that would cause further congestion and pedestrian safety concerns at the alley access to Saskatchewan Drive NW.

Administration supports this application because it:

- Contributes to The City Plan's Big City Move to be a rebuildable city by adding new infill units in a primary growth area.
- Aligns with District policy to support intensification along Primary Corridors.

Application Details

This application was submitted by Stantec Consulting Ltd. on behalf of Ever RED Real Estate Developments Ltd. The proposed Medium Scale Residential Zone (RM h28.0) would allow development with the following key characteristics:

- Medium scale housing to a maximum building height of 28.0 m (approximately 8 storeys).
- A minimum density of 90 dwellings/unit.
- A maximum floor area ratio (FAR) of 3.8 with opportunity for bonus FAR.
- Opportunity for limited commercial uses, to a maximum of 300 m² per individual establishment, on the ground floor of a residential building.

Site and Surrounding Area

The proposed rezoning consists of two properties to be consolidated upon redevelopment for a total site area of approximately 900 m².

	Existing Zoning	Current Development
Subject Site	Medium Scale Residential Zone (RM h23.0)	Two single detached dwellings
North	River Valley Zone (A)	Across Saskatchewan Drive is the river valley
East	Direct Development Control Zone (DC1.6380)	Across the alley is a Historic Resource - O'Brien Mather residence used as a professional office
South	Medium Scale Residential Zone (RM h23.0) Large Scale Residential Zone (RL h65.0)	Site is split zoned and developed as a 14 storey residential building
West	Large Scale Residential Zone (RL h65.0)	Across 104 Street is a six storey residential building



View of site looking southwest from Saskatchewan Drive NW (Google Image capture July 2019)



View of site looking northeast from 104 Street NW (Google Image capture July 2023)

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because it conforms with The City Plan and District Policy, and with the Strathcona Area

Redevelopment Plan, which was in effect at the time of application acceptance, a standard zone is proposed, and there was minimal response to the notification. The basic approach included:

Mailed Notice, May 27, 2024

- Notification radius: 61 metres
- Recipients: 379
- Responses: 3
 - In support: 0
 - In opposition: 2
 - Comment (Graffiti on signs): 1

Site Signage, May 31, 2024

- Two rezoning information signs were placed on the property so as to be visible from 104 Street NW and Saskatchewan Drive NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Strathcona Centre Community League
- Central Area Council of Community Area Council

Common comments heard (number of similar comments in brackets beside comments below):

- Increased density will further impact congestion and pedestrian safety in the already high density area where vehicle access is restricted to the north alley at Saskatchewan Drive. Further, the alley has a reduced width and encumbrances which makes it challenging for large vehicles, including garbage trucks to enter and exit. (2)
- Would result in excessive shadowing throughout the day as it would block light from the west in addition to having light already blocked from the tower to the east. (1)
- Construction noise and lack of space for construction materials. (1)
- The site is not large enough for commercial uses, nor is there a need for commercial uses in the area. (1)
- Overall, the development will negatively impact the quality of life for existing residents. (1)
- The rezoning signs had been marked with graffiti. (1)

Citizens were advised that commercial uses are the same in both zones and that shadow impacts to the abutting property do not increase with the proposed rezoning. The City's Good

Neighbourhood and Residential Construction Guides were provided for reference during the construction phase. The applicant advised they replaced the rezoning signs on July 22, 2024.

Application Analysis



Site context analysis

The City Plan

The proposed rezoning contributes to the Big City Move to create a Rebuildable City by adding new infill units.

Scona 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 Scona District Plan identifies the site as Urban Mix, located within the Gateway Boulevard/ Calgary Trail Primary Corridor, which is also identified as a Primary Growth Area.

Primary corridors are dense and vibrant urban areas along prominent streets that serve residents from multiple Districts. They connect to Nodes, feature diverse travel modes, and may evolve as more commercial or residential. Over time, they should redevelop and grow along their entire length. The proposed rezoning complies with District Policy 2.4.6.1 Support Low Rise and Mid Rise development throughout Primary Corridors. Mid Rise development is described as buildings from five to eight storeys in height.

Land Use Compatibility

The current and proposed zones are the same in all uses and regulations except that regulations of the RM h28.0 Zone allows an increase in height of 5 m, an increase in floor area ratio of 0.8, and an increase in minimum density of 15 dwellings / ha as outlined in the table below:

	RM h23.0 Current	RM h28.0 Proposed
Maximum Height	23.0 m	28.0 m
Maximum Floor Area Ratio	3.0 + opportunity for additional FAR	3.8 + opportunity for additional FAR
Minimum Density	75 Dwellings/ha (7)	90 Dwellings/ha (9)

The historic building to the east is separated from the subject property by a 5.0 m alley. The historic building has an encroachment agreement with the City for the eaves that project into the alley. The building itself has a minimal, if any setback from the alley. Alley widths are typically 6.0 m with varying setback requirements on either side of the alley. At the development permit stage, the applicant is encouraged to utilize the flexibility of the proposed zone's setbacks and consider providing more than the minimum setback requirement along the eastern property line which would enable a more sensitive transition of the proposed development to the abutting historic resource.

Mobility

Upon redevelopment of the site, the existing vehicular access to Saskatchewan Drive must be removed. The abutting alley has a 5.0 m right-of-way and with redevelopment, the owner will be required to maintain 0.5 m of the 3.0 setback abutting the alley, hard surfaced and free from any obstructions, to better support vehicle maneuvers along the alley. Concerns regarding the sightlines as drivers turned out of the abutting alley will be addressed with the removal of the portion of private property fence and foliage within the road right-of-way. The mature trees within the boulevard along Saskatchewan Drive will not be impacted by this.

ETS operates local and frequent bus service near the site on Saskatchewan Drive, 104 Street, Gateway Boulevard and 82 Avenue. A bus stop is located adjacent to the site on Saskatchewan Drive and must be retained with future site development.

Urban Design

The subject property is located within the geographic jurisdiction of the Edmonton Design Committee (EDC) and must go to EDC except where exempted. Given a standard zone is being

sought in this application, an exemption was granted and the development will be referred to EDC at the time of the development permit application.

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.

There is a deficiency in on-street fire protection adjacent to the property in terms of hydrant spacing. The developer will be required to address this deficiency. Edmonton Fire Rescue Services (EFRS) may be able to perform an Infill Fire Protection Assessment (IFPA) 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. An IFPA request has been submitted; however at the time of the report writing, the results are unknown.

Appendices

1. Sun/Shadow Analysis

Written By: Cyndie Prpich

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

SITE STATISTICS

SITE ADDRESS: 10325 - SASKATCHEWAN STREET NW
SITE AREA: 901.537 m²

RM h23.0 ZONING

MAX HEIGHT: 23.0m
MAX FAR: 3.0
SETBACK FROM STREET: 3.0m
SETBACK FROM LANE: 3m

RM h28.0 ZONING

MAX HEIGHT: 28.0m
MAX FAR: 3.8
SETBACK FROM STREET: 3.0m
SETBACK FROM LANE: 3m

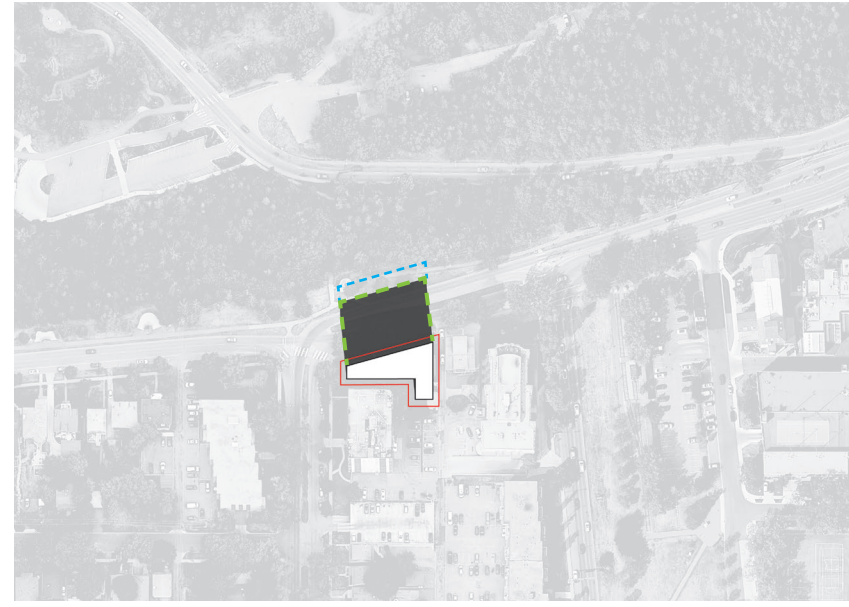


SITE CONTEXT PLAN

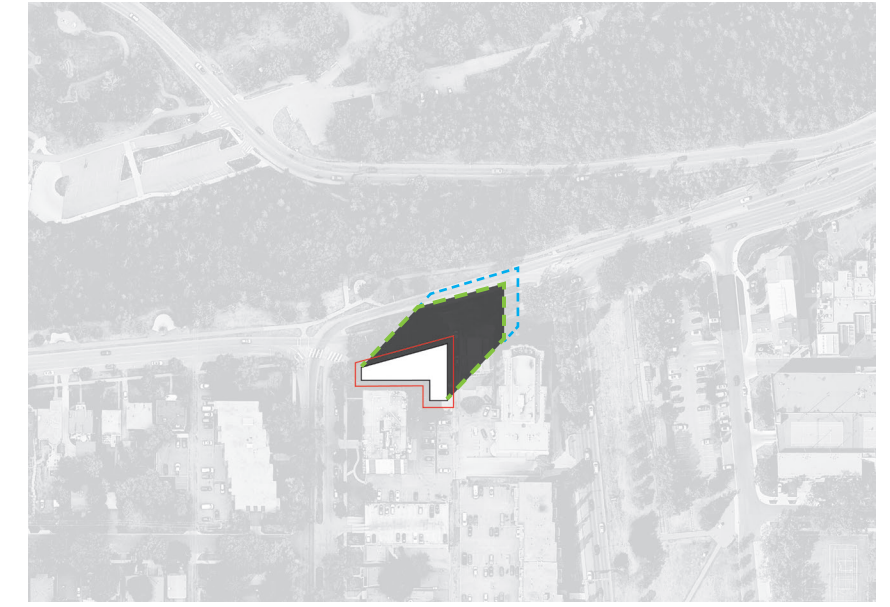
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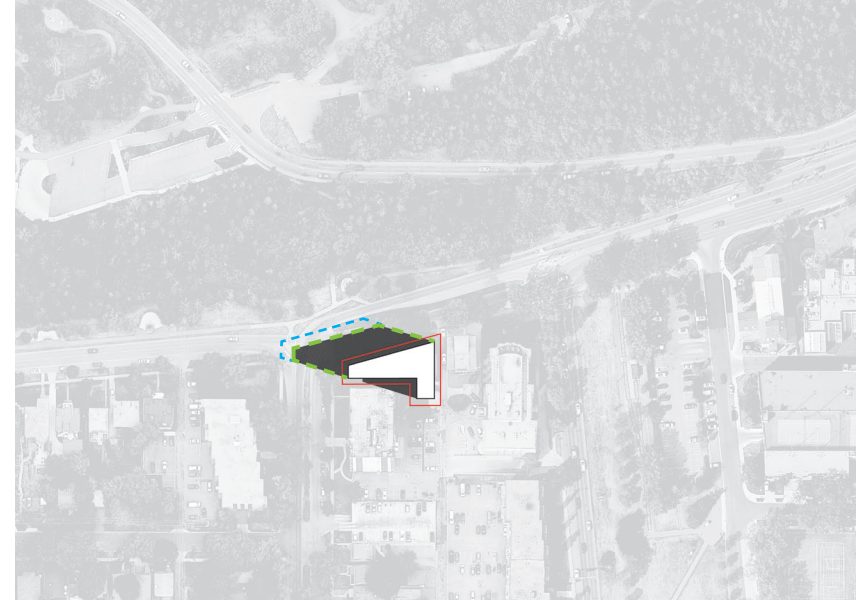


12PM

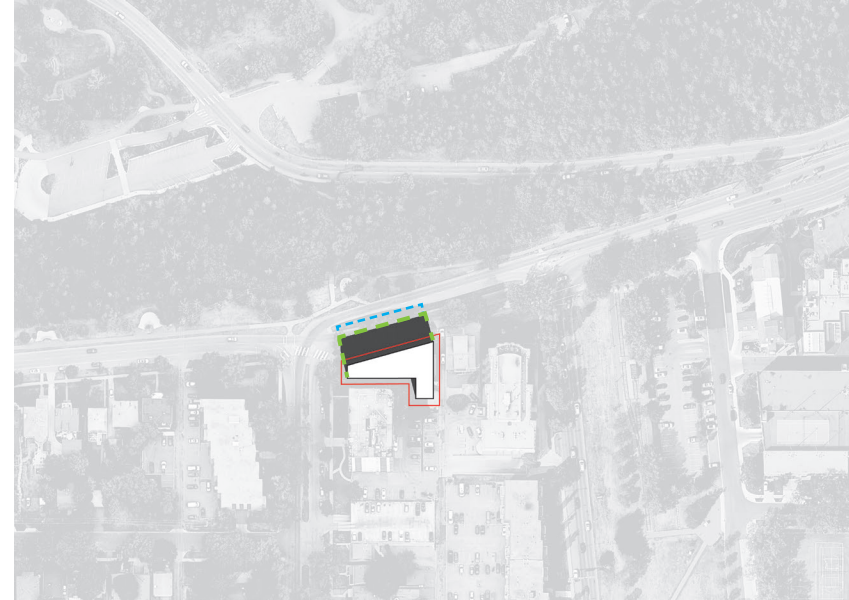


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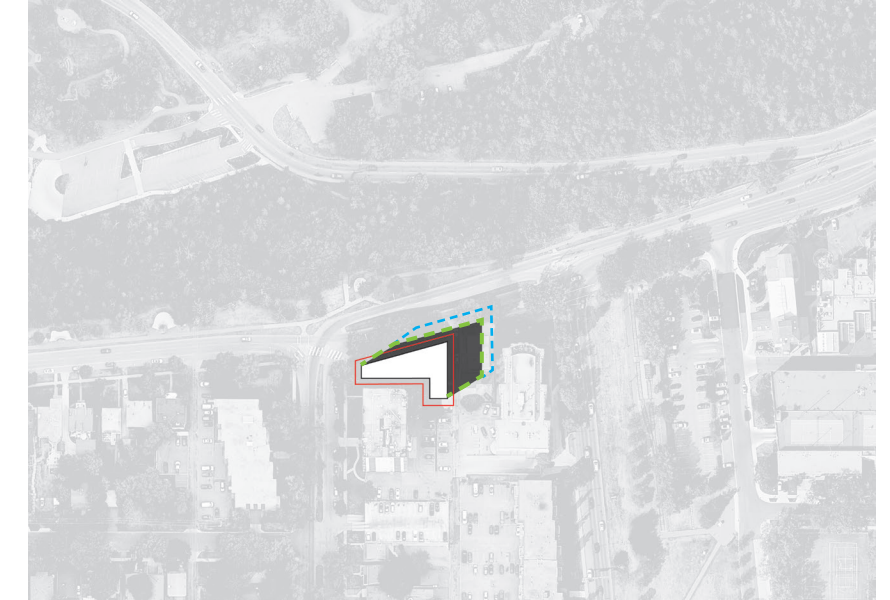
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9AM



12PM

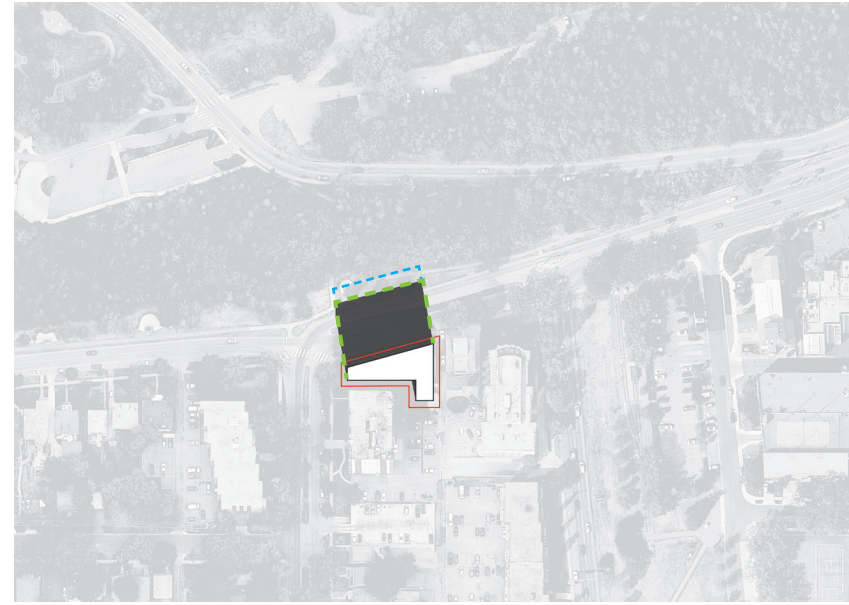


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9AM

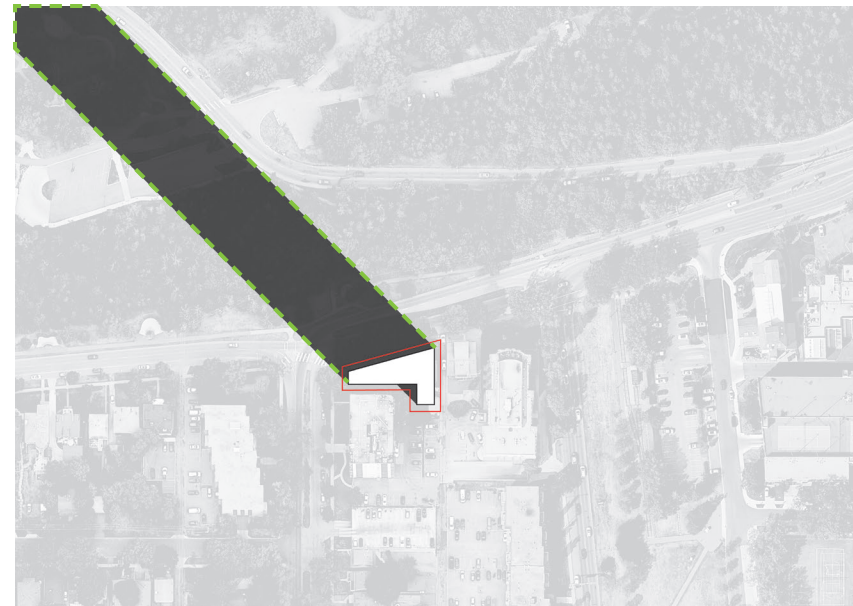


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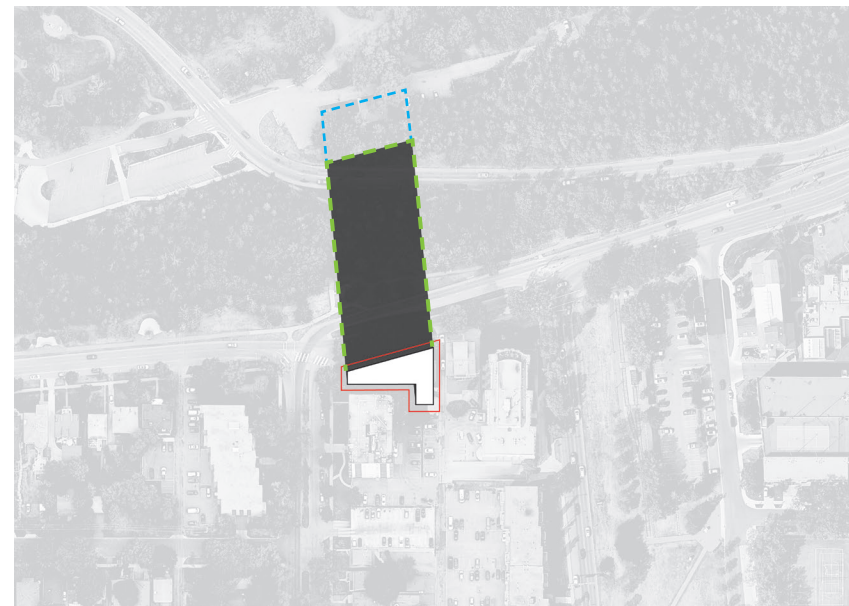


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DECEMBER 21 | SUNRISE: 08:48 AM | SUNSET: 04:15 PM



9AM



12PM



3PM