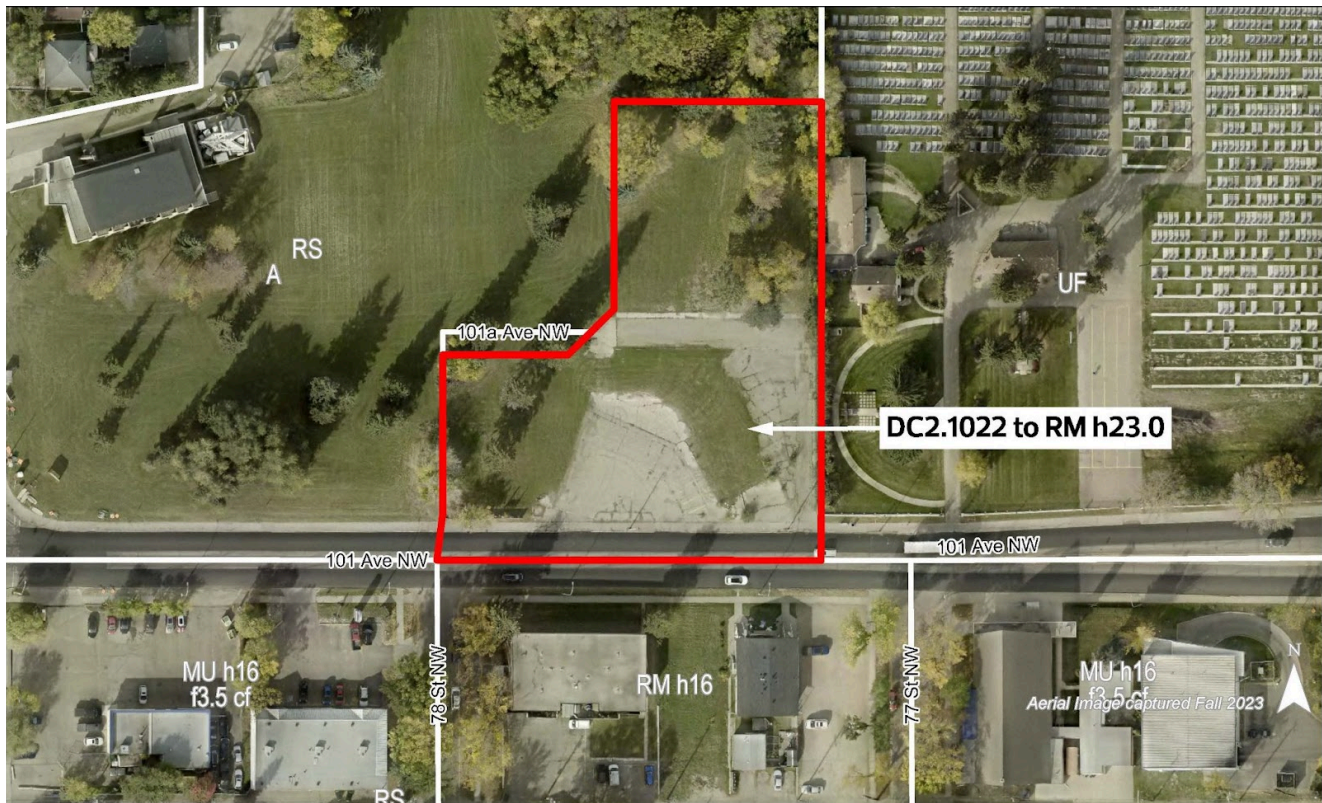


7730 - 101 Avenue NW

Position of Administration: Support



Summary

Bylaw 20938 proposes a rezoning from the Direct Control Zone (DC2.1022) to the Medium Scale Residential Zone (RM h23.0) to allow for medium scale housing.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. One resident responded with concern that such a large development is not suitable at this location and to allow only three storeys.

Administration supports this application because it:

- Is compatible with surrounding land use.
- Proposes intensification within a Secondary Corridor.
- Enables people to easily complete their daily needs with close proximity to open space, school sites, active travel options and commercial opportunities.

Application Details

This application was submitted by the landowner, Jason Yeung.

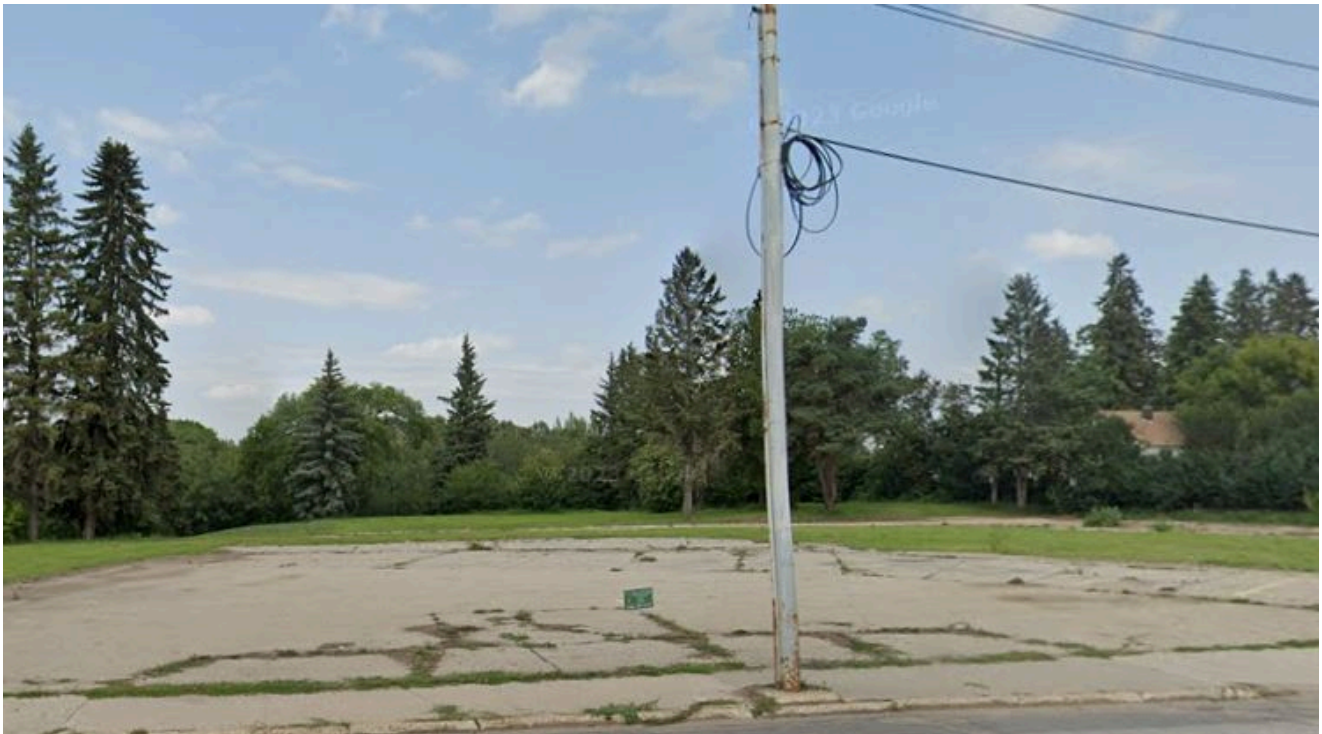
Rezoning

The proposed Medium Scale Residential Zone (RM h23.0) would allow development with the following key characteristics:

- Maximum height of 23.0 metres (approximately 6 storeys).
- A maximum Floor Area Ratio of 3.0 to 4.4.
- Limited opportunities for commercial uses at the ground floor.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Direct Control Zone (DC2.1022)	Vacant Lot
North	River Valley Zone (A)	Capilano Ravine
East	Urban Facilities Zone (UF)	Edmonton Jewish Cemetery
South	Medium Scale Residential Zone (RM h16.0)	Multi-unit Housing & Vacant Lot
West	River Valley Zone (A)	Capilano Ravine



View of the site looking north from 101 Avenue 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, and the advance notice of the proposed land use change garnered one response. The basic approach included:

Mailed Notice, July 2, 2024

- Notification radius: 150 metres
- Recipients: 242
- Responses: 1
 - In opposition: 1

Site Signage, September 2, 2024

- One rezoning information sign was placed on the property so as to be visible from 111 Avenue NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Forest/Terrace Heights Community League

Common comments heard:

- Such a large development, adjacent to a park and opposite to single family dwellings, is not appropriate at this location.
- The site should be developed as a green space or maximum of three storeys should be allowed.
- A condition should be added to the rezoning approval that in case the applicant does not build within two years, the applicant should not be allowed to submit another rezoning application for this location for the next ten years.

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.

Draft District Plans

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.

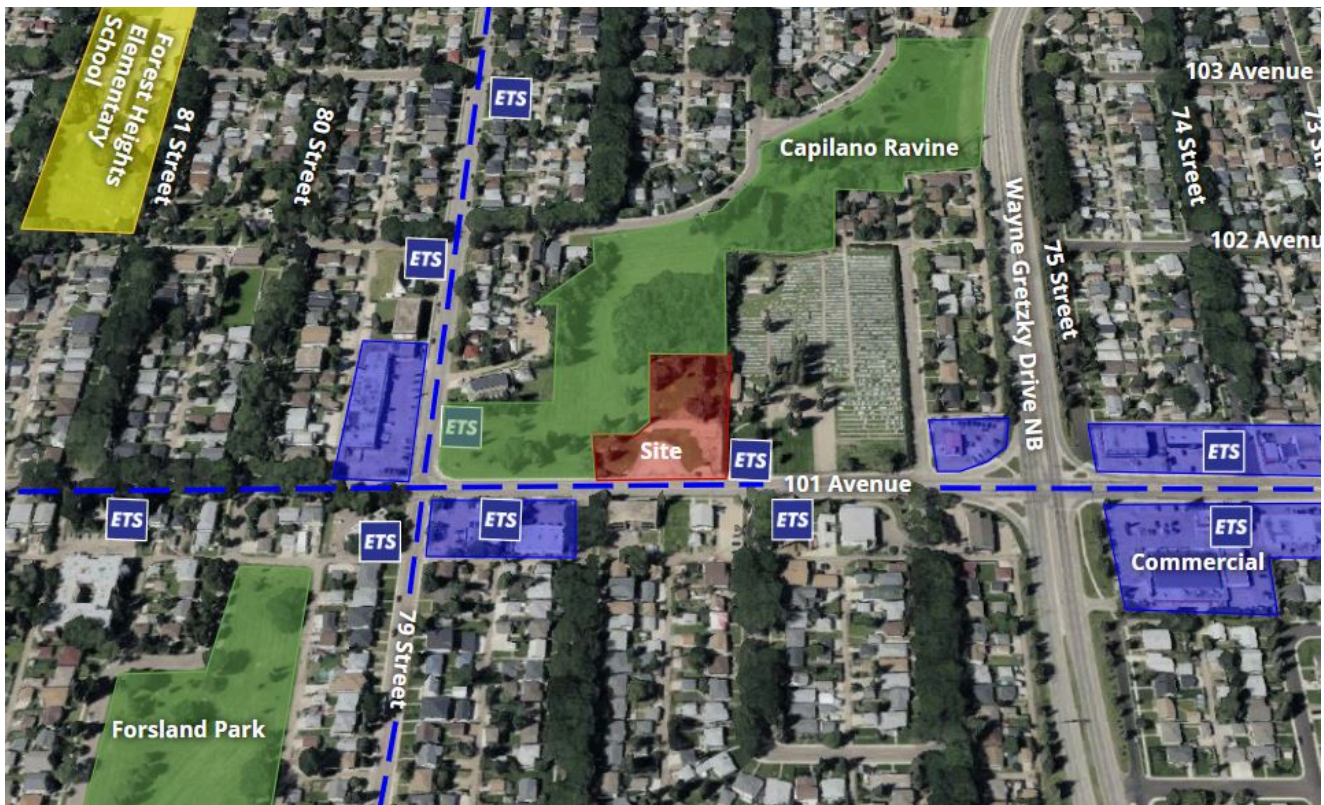
As per the Southeast District Plan, the site is located within the 101 Avenue Secondary Corridor. District Policy 2.4.7.2 supports mid rise development within Secondary Corridors along arterial and collector roadways. The subject site is located along the arterial roadway (101 Avenue NW).

The site is also designated Urban Mix in the Southeast 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 h23.0 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

	DC2.1022 Current	RM h23.0 Proposed
Typical Uses	Residential Commercial	Residential Limited commercial
Maximum Height	25.0 m - 54.0 m	23.0 m

Maximum Floor Area Ratio	6.0	3.0 - 4.4
Minimum Setback Abutting Streets (101 Avenue)	4.0 m	1.0 m - 4.5 m
Minimum Setback Abutting Sites (Ravine & Cemetery)	3.0 m - 5.5 m	3.0 m - 10.0 m
Maximum Number of Dwellings	300	41 (Minimum)



Site analysis context

The subject site is approximately 5,522 m² in area, and is surrounded by 101 Avenue NW on the south, Capilano Ravine on the north & west, and Edmonton Jewish Cemetery on the east side.

When compared to the existing DC2.1022 Zone, the proposed RM h23.0 Zone would allow for a decrease in height & Floor Area Ratio, an expanded list of uses, similar front setback, reduced setback from abutting Edmonton Jewish Cemetery, and potential increase in setback from abutting Capilano Ravine (subject to geotechnical information required at the development permit stage).

With a maximum height of up to 23.0 metres and a maximum Floor Area Ratio of 4.4, the RM h23.0 Zone allows for a smaller structure than permitted under the DC2.1022 Zone. Therefore, the proposed development is intended to have minimal impacts on the abutting properties, and is appropriate at this location.

Mobility

The rezoning area is located in proximity to district connector bike routes on 79 Street NW (south of 101 Avenue NW) and 101 Avenue NW (west of 79 Street NW) and future district connector routes on 79 Street NW (north of 101 Avenue NW) and 101 Avenue (east of 79 Street NW). Upon redevelopment, vehicular access will be restricted to one access off 101 Avenue. This rezoning is anticipated to have minimal impact on the transportation network.

ETS currently operates frequent bus service adjacent to the site on 101 Avenue NW. Route 1 connects transit users between Capilano Transit Centre and Downtown. Nearby along 79 Street NW, transit users can access local route 522 which will take them between Capilano Transit Centre and Bonnie Doon LRT Stop.

Utilities

Development allowed under the proposed zone would be required to include on-site stormwater management techniques utilizing an engineered 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.

Recommendations and requirements for development from geotechnical engineers must be followed in addition to the City's requirements for top of bank development.

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