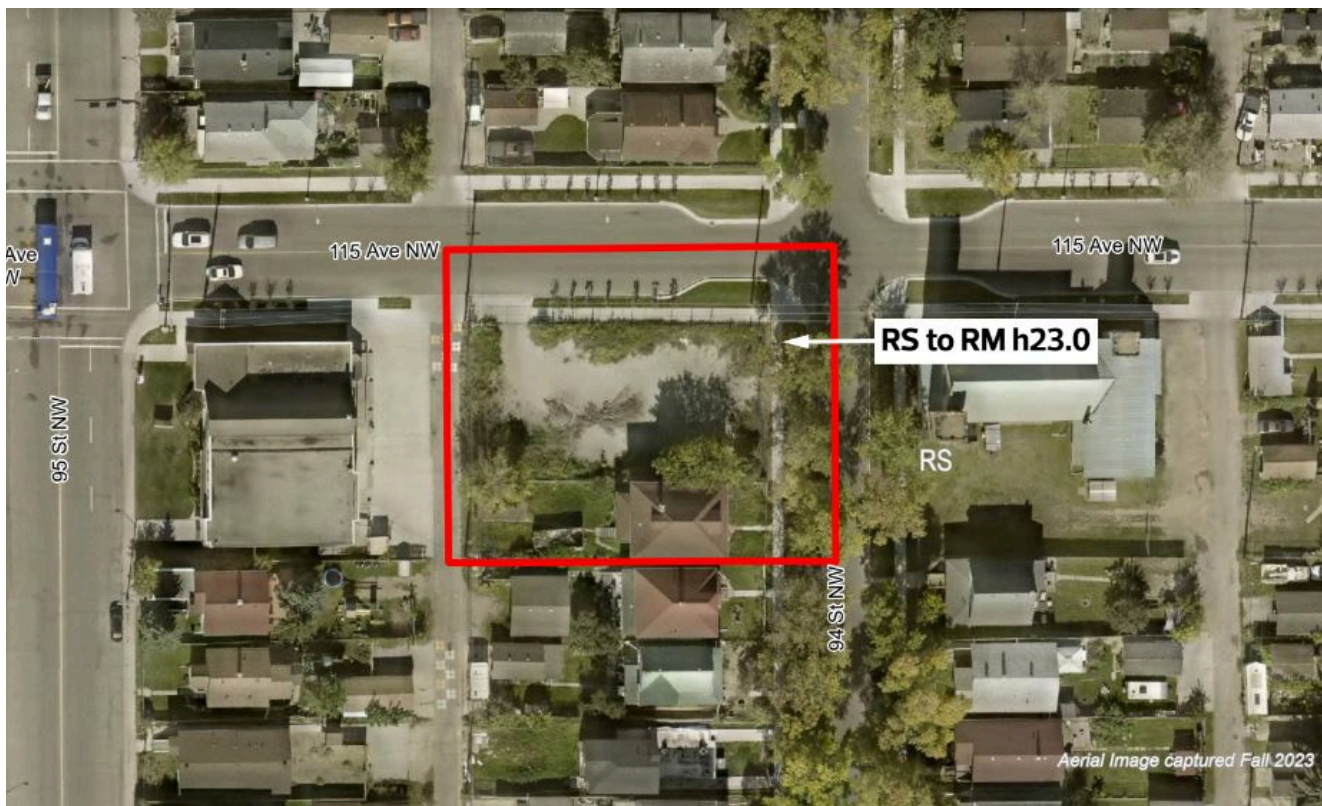


## 11440 & 11446 - 94 Street NW

### Position of Administration: Support



## Summary

Bylaw 20939 proposes a rezoning from the Small Scale Residential Zone (RS) to the Medium Scale Residential (RM h23) to allow for medium scale housing.

Public engagement for this application included a mailed notice, site signage and information on the City's webpage. Six people were heard from, with two in support and four in opposition. Most concerns were related to the RM h23 being too tall and not in keeping with the smaller scale character of the area, while comments in support were related to the additional density helping to rejuvenate the area.

Administration supports this application because it:

- Supports development that will appropriately transition from a Secondary Corridor, as directed by the North West District Plan and District Policy.
- Mitigates land use conflicts with adjacent properties through setbacks and stepbacks.

## Application Details

This application was submitted by Situate Inc. on behalf of Reynold Diaz.

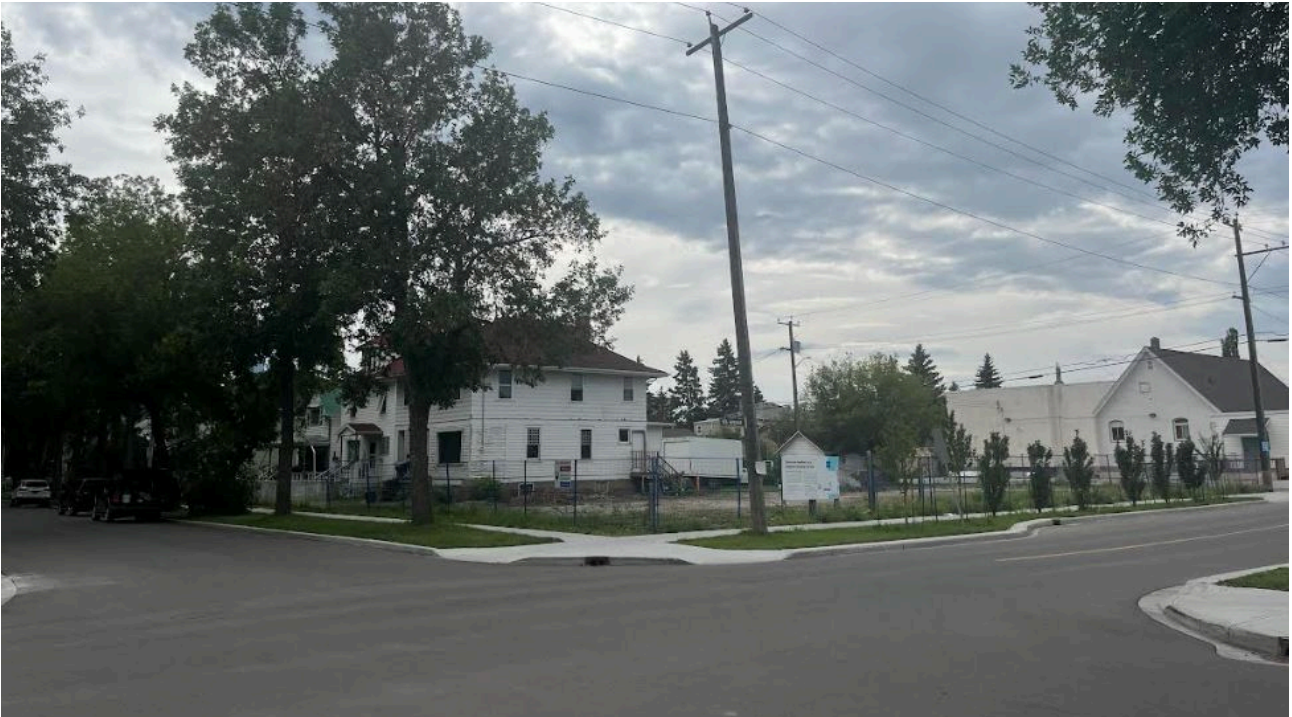
## Rezoning

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

- A maximum height of 23 metres (or approximately 6 storeys).
- A maximum Floor Area Ratio of 3.0 to 4.4.
- Limited commercial opportunities permitted at ground-level.
- Vehicle access from the rear alley.

## Site and Surrounding Area

	Existing Zoning	Current Development
<b>Subject Site</b>	Small Scale Residential Zone (RS)	Partially vacant Single detached house
<b>North</b>	Small Scale Residential Zone (RS)	Single detached house
<b>East</b>	Small Scale Residential Zone (RS)	Religious Assembly  (Edmonton Spanish Seventh-Day Adventist Church)
<b>South</b>	Small Scale Residential Zone (RS)	Single detached house
<b>West</b>	Small Scale Residential Zone (RS)	Religious Assembly  (Bethel Gospel Chapel)



*View of the site looking southwest from 115 Avenue NW*



*View of the site looking southeast from 115 Avenue NW*

## **Community Insights**

This application was brought forward to the public using a basic approach. This approach was selected because the application proposes the use of a standard zone that complies with planning policy for this area. The basic approach included:

## **Mailed Notice, May 14, 2024**

- Notification radius: 120 metres
- Recipients: 271
- Responses: 6
  - In support: 2
  - In opposition: 4

## **Site Signage, June 4, 2024**

- One rezoning information sign was placed on the property so as to be visible from 115 Avenue and 94 Street.

## **Webpage**

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

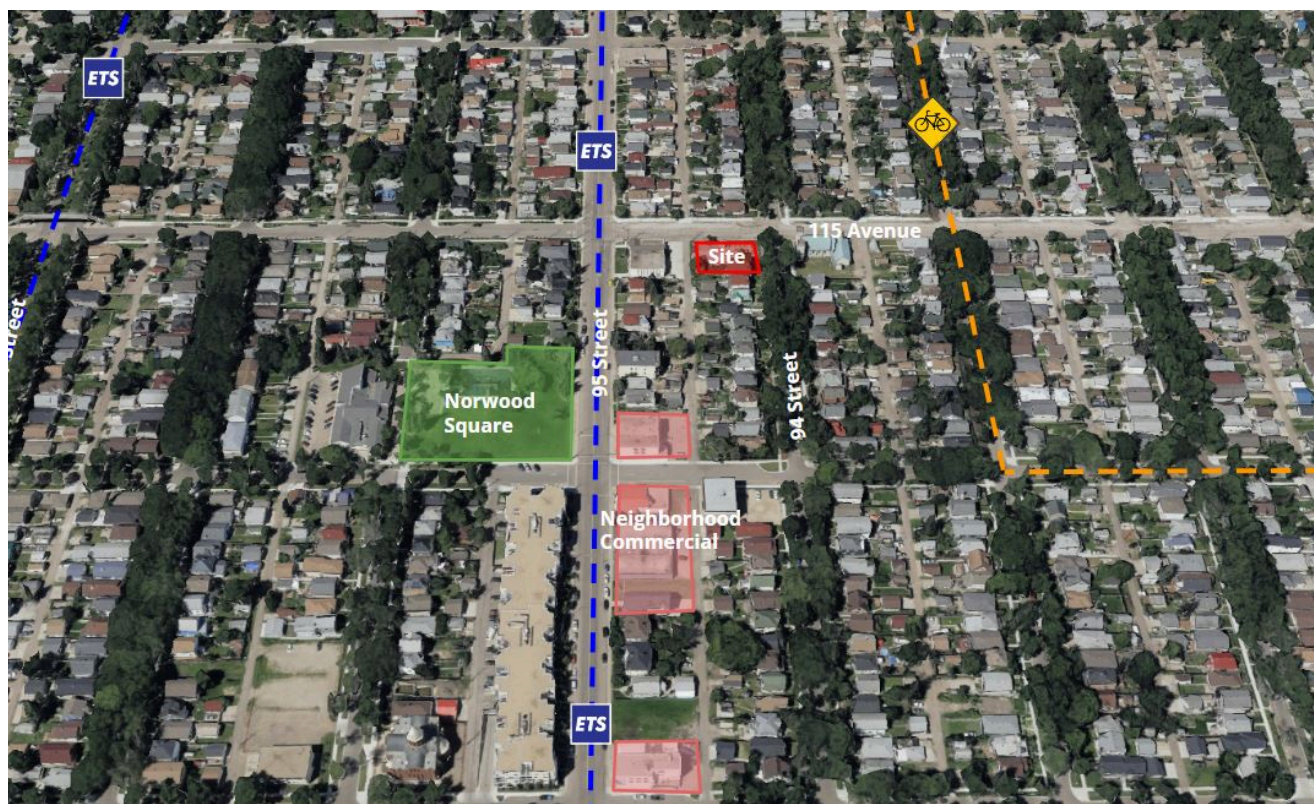
## **Notified Community Organizations**

- Alberta Avenue Community League

## **Common comments heard**

- A 6-storey building is too tall and not in keeping with the small-scale character of the area (4x).
- The proposal will exacerbate crime and nuisance issues that the area is experiencing (2x).
- On-street parking on surrounding streets is already at a premium (2x).
- The area needs new and denser forms of development like this to help rejuvenate the area (2x).

## Application Analysis



*Site analysis context*

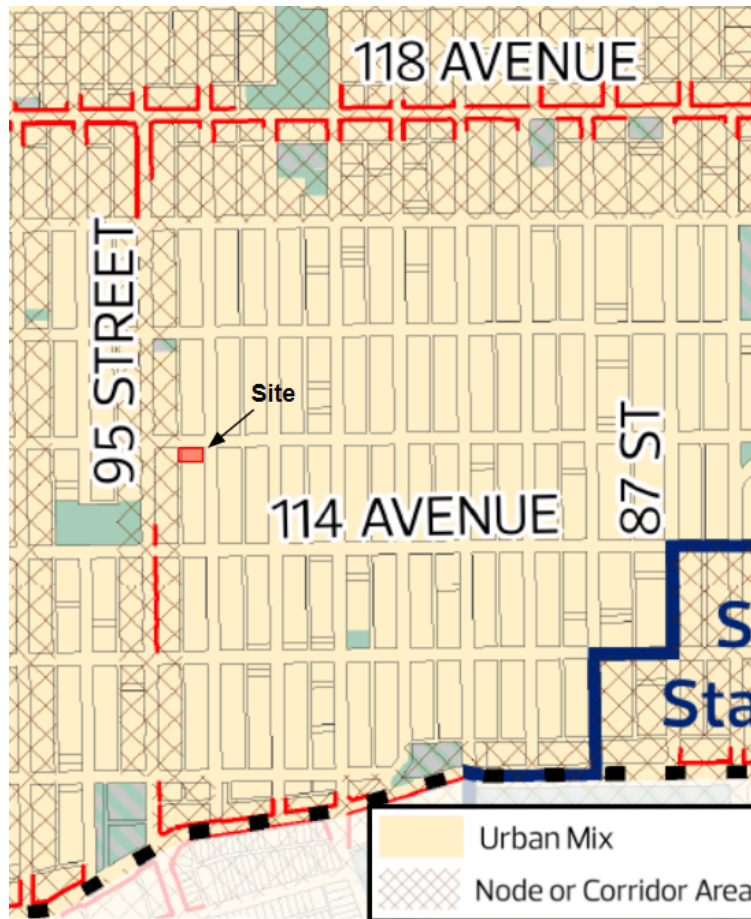
### The City Plan

By increasing density near transit and at a site that is adjacent to and transitioning from a Secondary Corridor, this rezoning contributes to the Big City Moves of a Rebuildable City and a Community of Communities by helping to achieve the targets of 50% of new units accommodated through infill with a focus on Nodes and Corridors and 50% of trips are made by transit and active transportation.

### District Plans

At the time of writing this report, 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.

In the North Central District Plan, the subject site is located along the edge of the 95 Street Secondary Corridor and is designated as 'urban mix' (see image below).



Map 4: Land Use Concept to 1.25 Million

The urban mix designation at this location limits height to 3 storeys. However, there are two subsequent policies that apply to 'urban mix' which suggest that additional height should be considered at this location:

*2.5.2.3 - Support development at the edges of Nodes and Corridors that provides transition to the scale of the surrounding development.*

The adjacent property to the west, located within the Secondary Corridor, could be developed as a mid-rise building (up to 8 storeys) as it fronts both an arterial (95 Street) and a collector roadway (115 Avenue). A 6-storey building at this site would provide an appropriate transition from an 8-storey building permitted within the corridor towards the smaller-scale interior of the neighborhood.

*2.5.2.6 - Consider additional scale in locations that meet at least two of the following criteria:*

- *In a Node or Corridor Area or within 100 metres of a Node or Corridor Area*
- *Within 400 metres of a Mass Transit Station*
- *Along an Arterial Roadway or a Collector Roadway*
- *At a corner site*

- *Adjacent to a park or open space*

The subject site meets three of the above criteria: it is located on a corner, fronting onto a collector roadway (115 Avenue) and is within 100 metres from the 95 Street Secondary Corridor. Being able to achieve three criteria indicates that this is a suitable site for additional scale, with a 6-storey building providing an appropriate transition from the potential 8-storeys permitted within the 95 Street Secondary Corridor.

## **Land Use Compatibility**

With the site's location being on a corner, it 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 southside with a property zoned for, and currently containing, a small scale residential building in the form of a single detached house. If not properly managed, the transition between a 6-storey building and a small scale building can be abrupt. To mitigate this, the RM h23.0 Zone, requires the following:

- An interior side setback of 3.0 m; and
- An additional stepback of 3.0 m above a height of 16.0 m.

For a building with a height of approximately 6 storeys, these regulations will help to sensitively transition the building's massing down to the abutting small scale residential building.

A building of this size will also produce a larger shadow which will impact surrounding properties. However, this site has the benefit of being located at the southeast corner of 115 Avenue and 94 Street which helps absorb some of the shadow impacts during the summer solstice and equinoxes. In general though, shadow impacts of this nature should be anticipated along prominent corridors where land use policy supports taller development of this size. A full Solar/Shadow Analysis can be found in Appendix 1.



3D Model

## Mobility

The development is not anticipated to have a significant impact on the existing transportation network. Access to the site will be via the abutting alley which will require closure of the existing access onto 115 Avenue. To accommodate additional alley traffic the owner will be required to upgrade a portion of the alley from 115 Avenue to the southern boundary of the site to a commercial standard and remove/relocate any utility pole that may interfere with site access.

The site is located within the Commonwealth Stadium Parking Program area which restricts on-street parking to residents with a valid permit during major event times.

ETS operates numerous bus routes near the rezoning site on 95 Street, 101 Street and 118 Avenue. A range of service levels are available on these corridors, including frequent and local. These routes take transit users to a variety of LRT Stations in order to connect to the larger transit network.

## 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.



Edmonton Fire Rescue Services has performed a risk-based Infill Fire Protection Assessment and determined that there is sufficient water pressure to supply the required fire flows at the nearby hydrants. 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.

## **Appendices**

1. Sun/Shadow Analysis

Written By: Stuart Carlyle

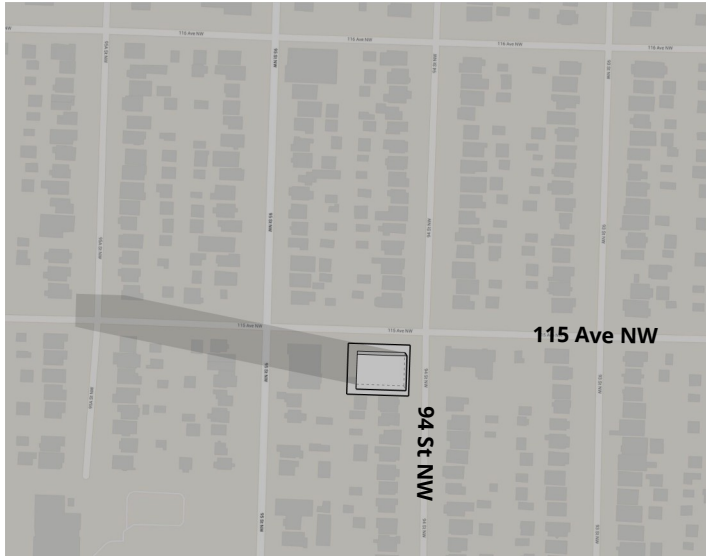
Approved By: Tim Ford

Branch: Development Services

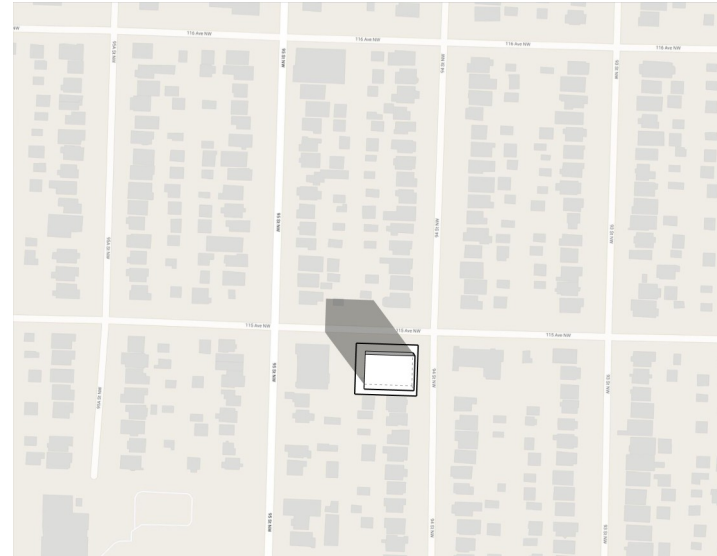
Section: Planning Coordination

**March 21 MST**

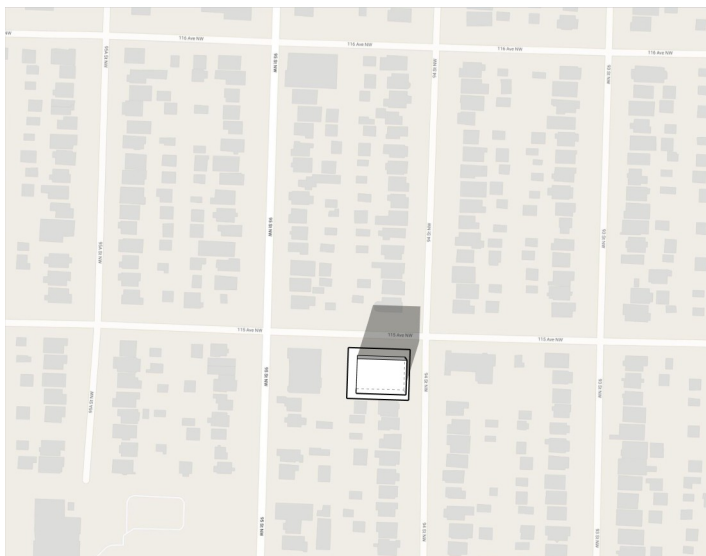
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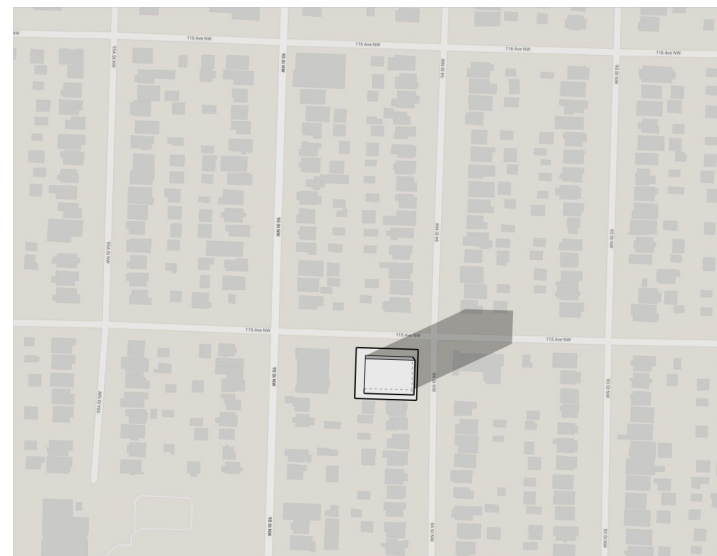
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1:30PM

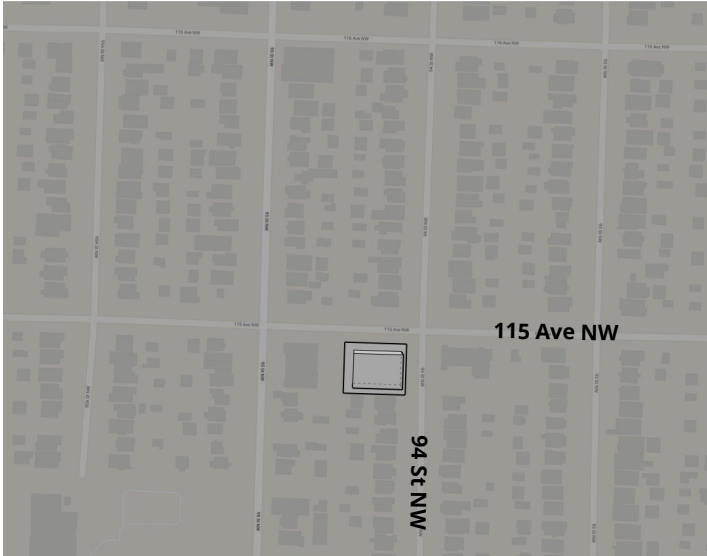


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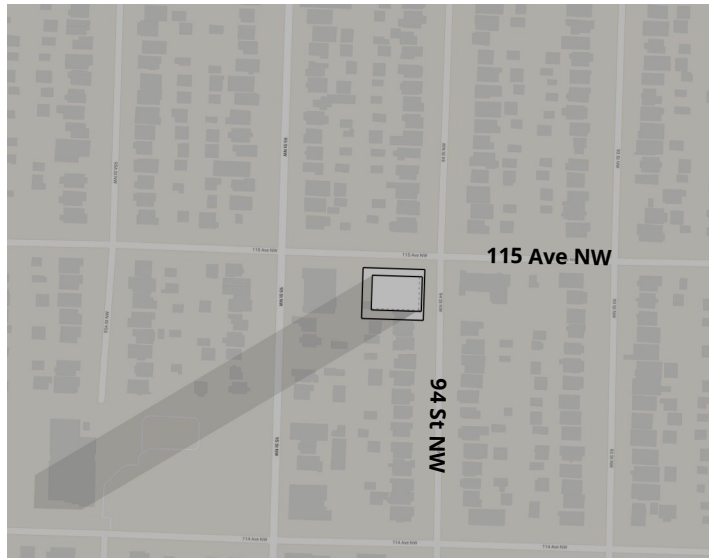
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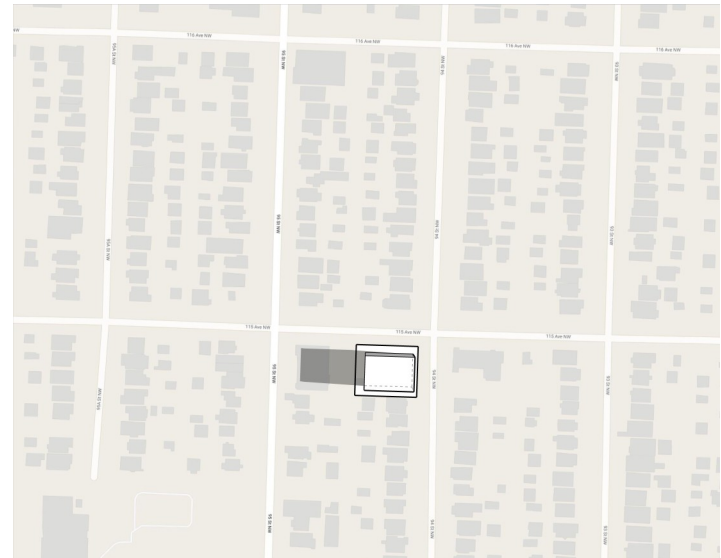


# June 21 MST

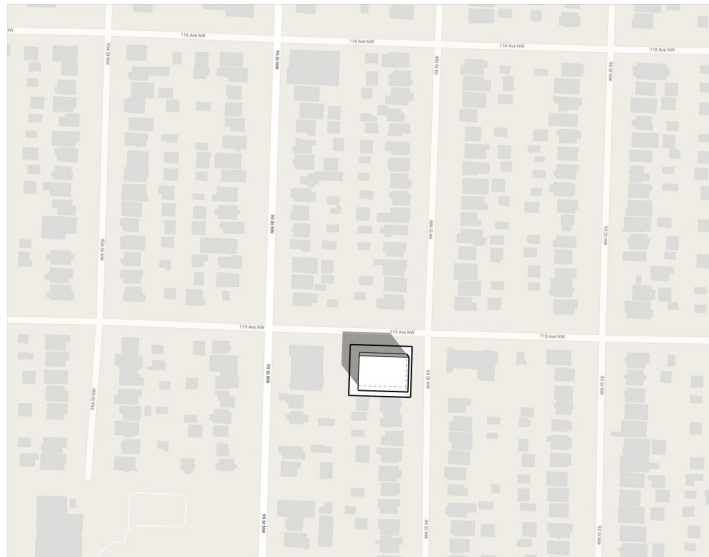
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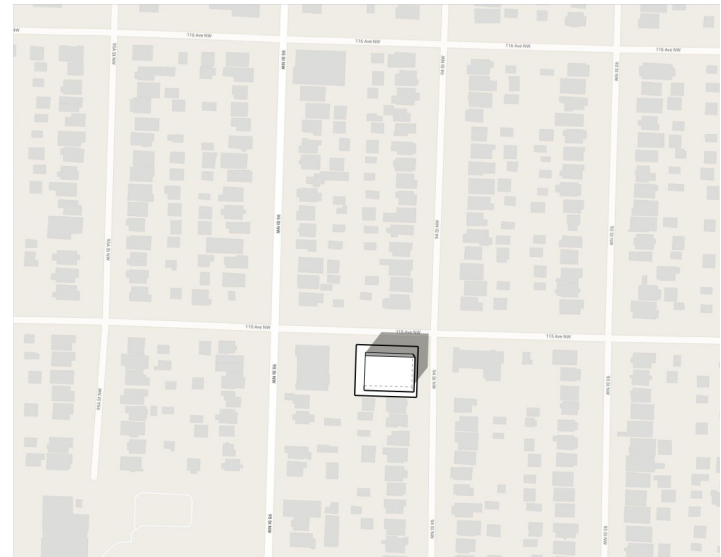
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11:00AM

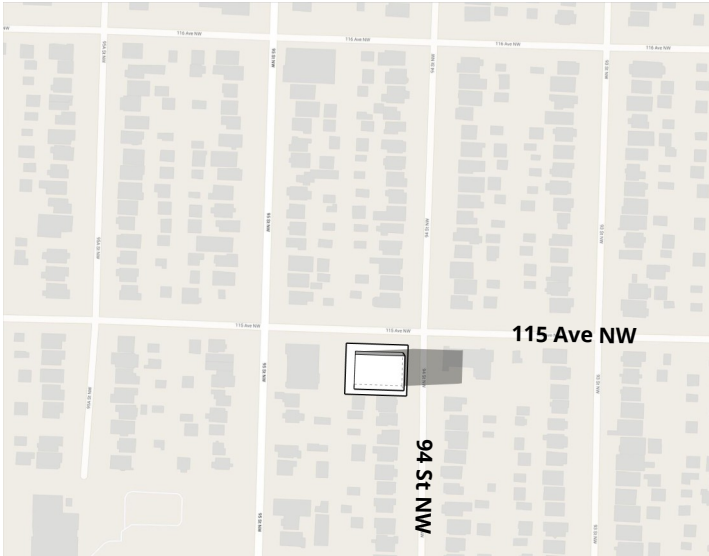


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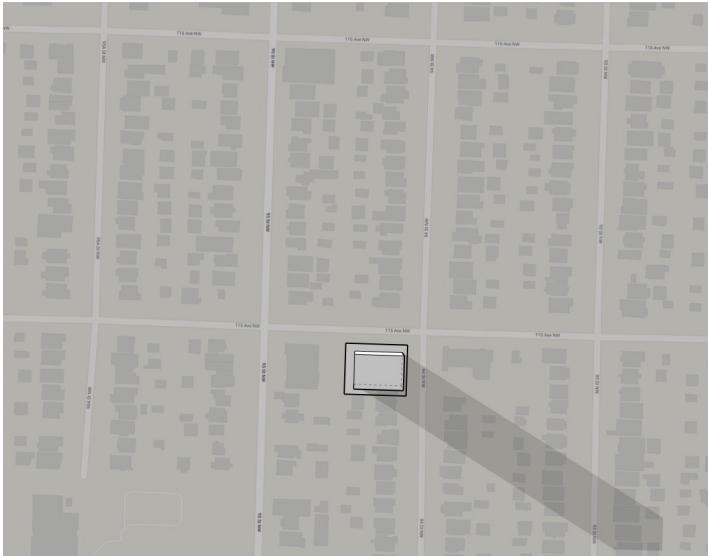


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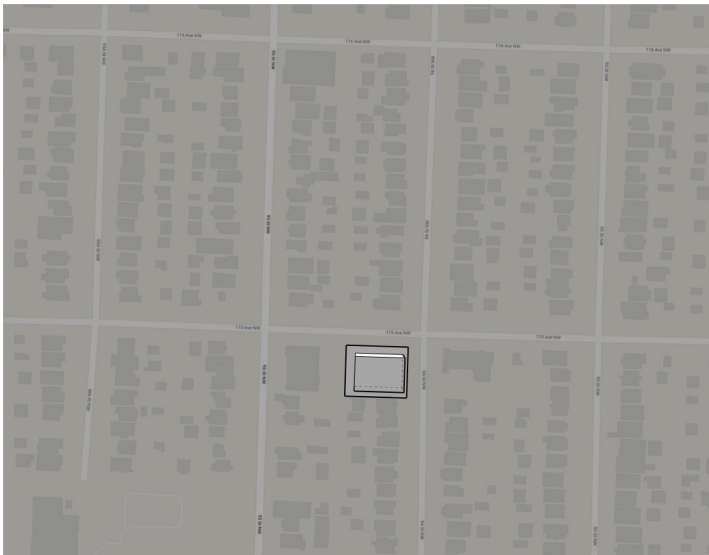
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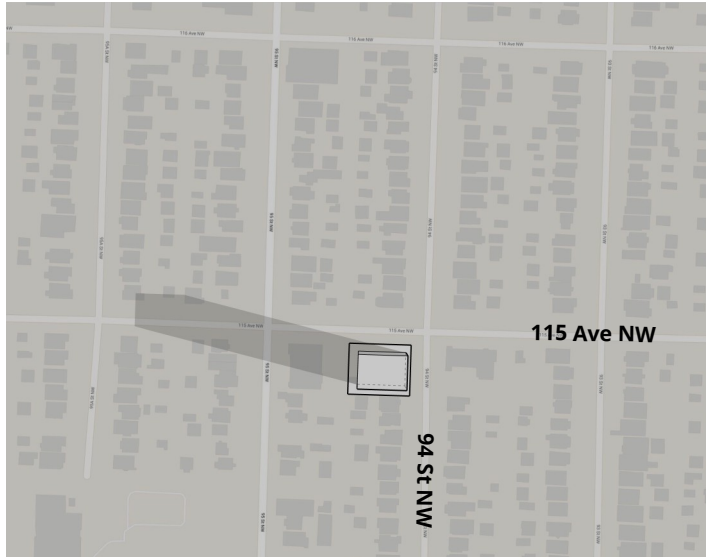


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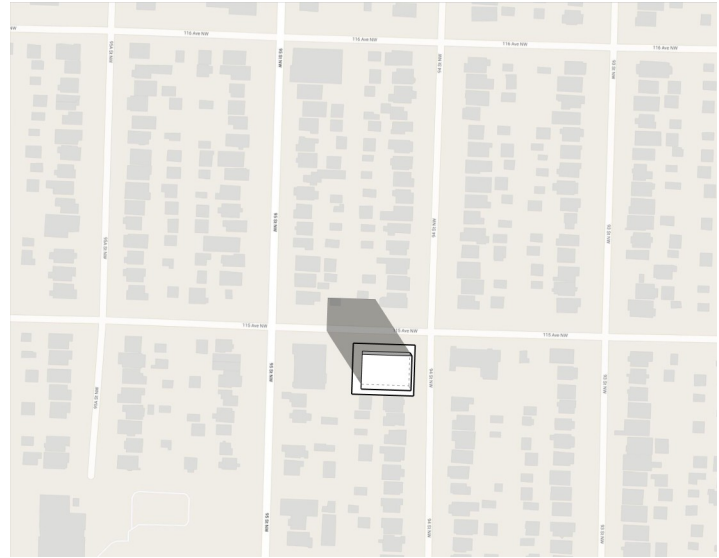


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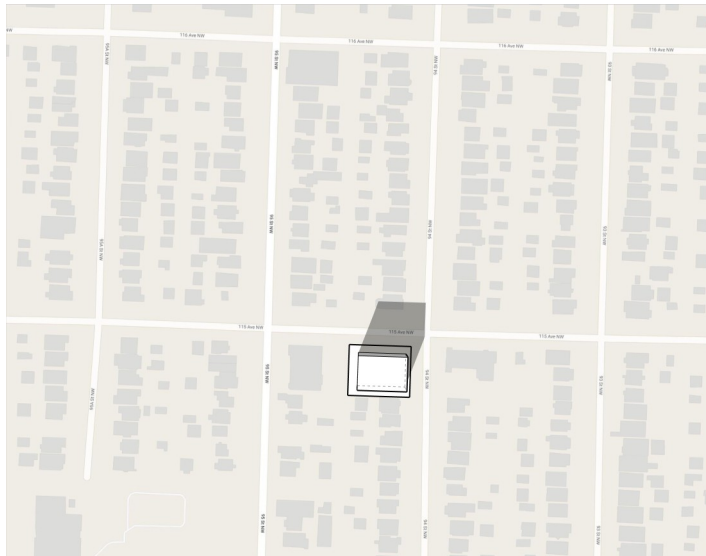
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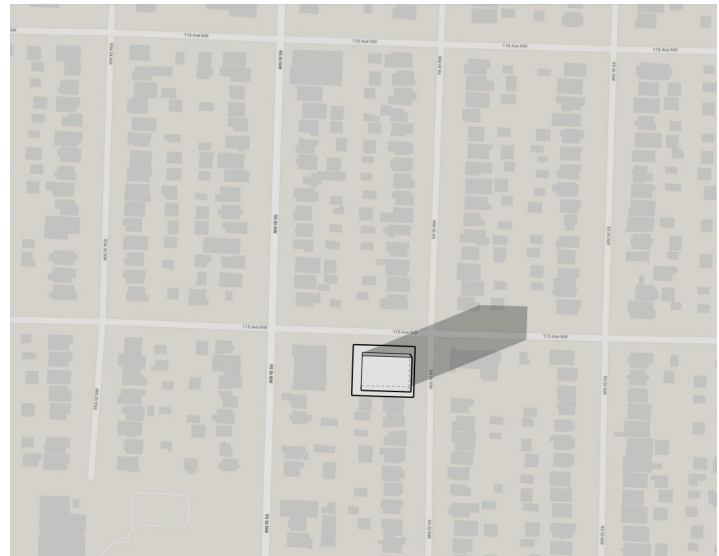
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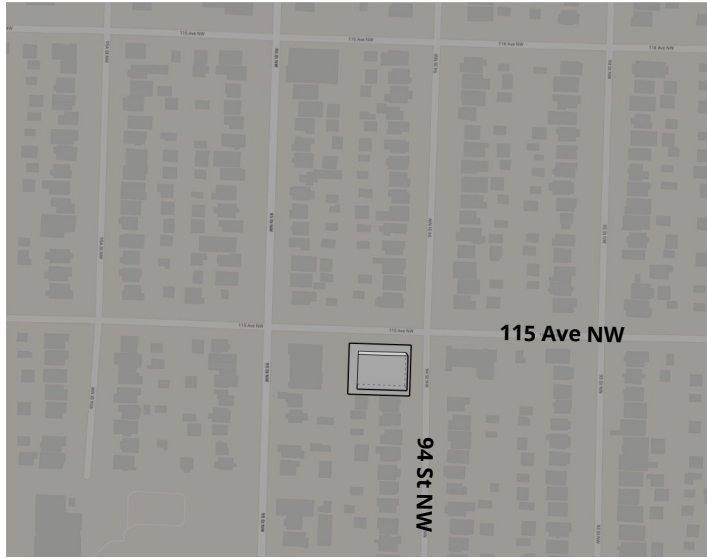


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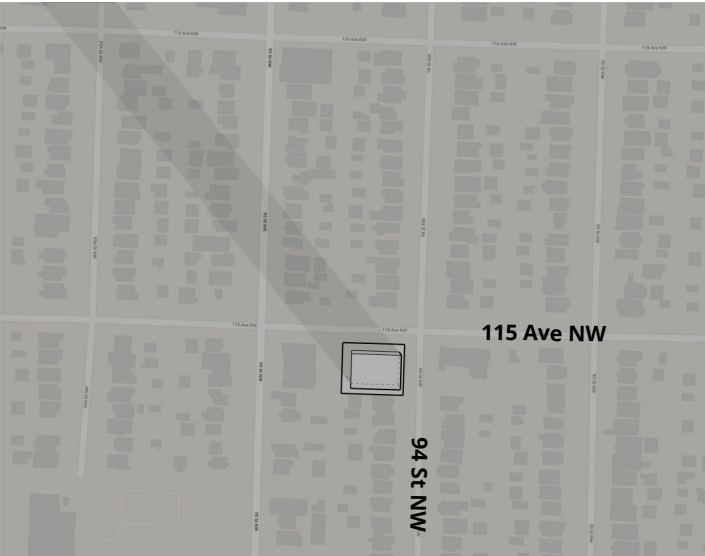
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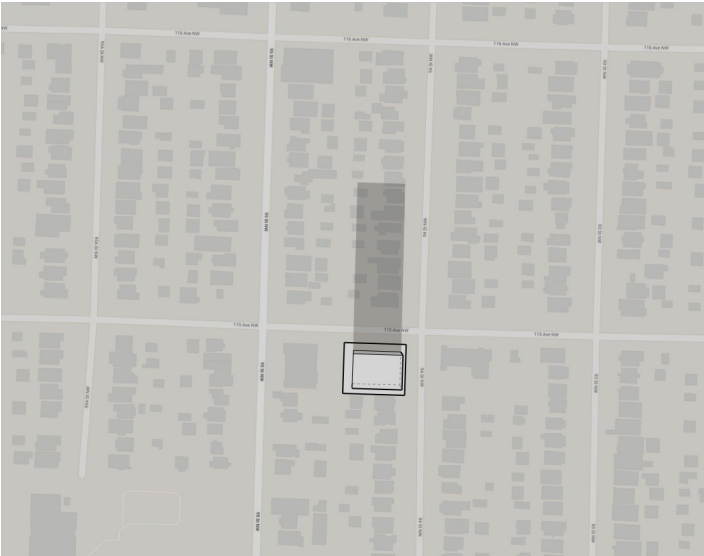


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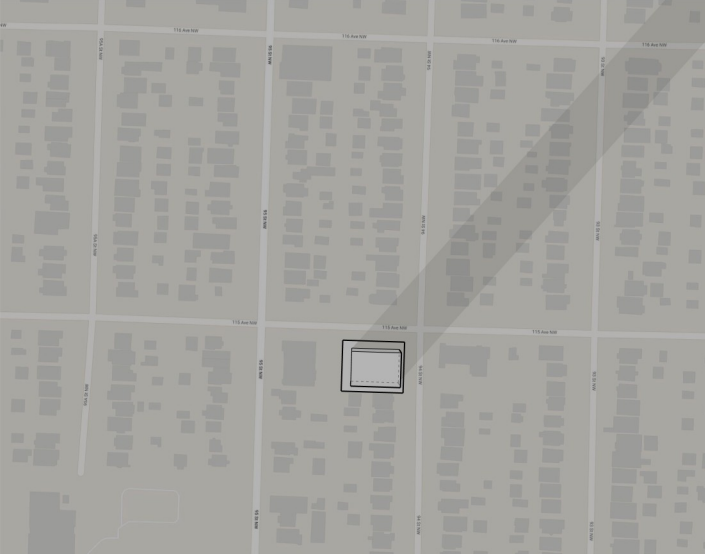
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12:30PM



3:30PM



4:15PM

