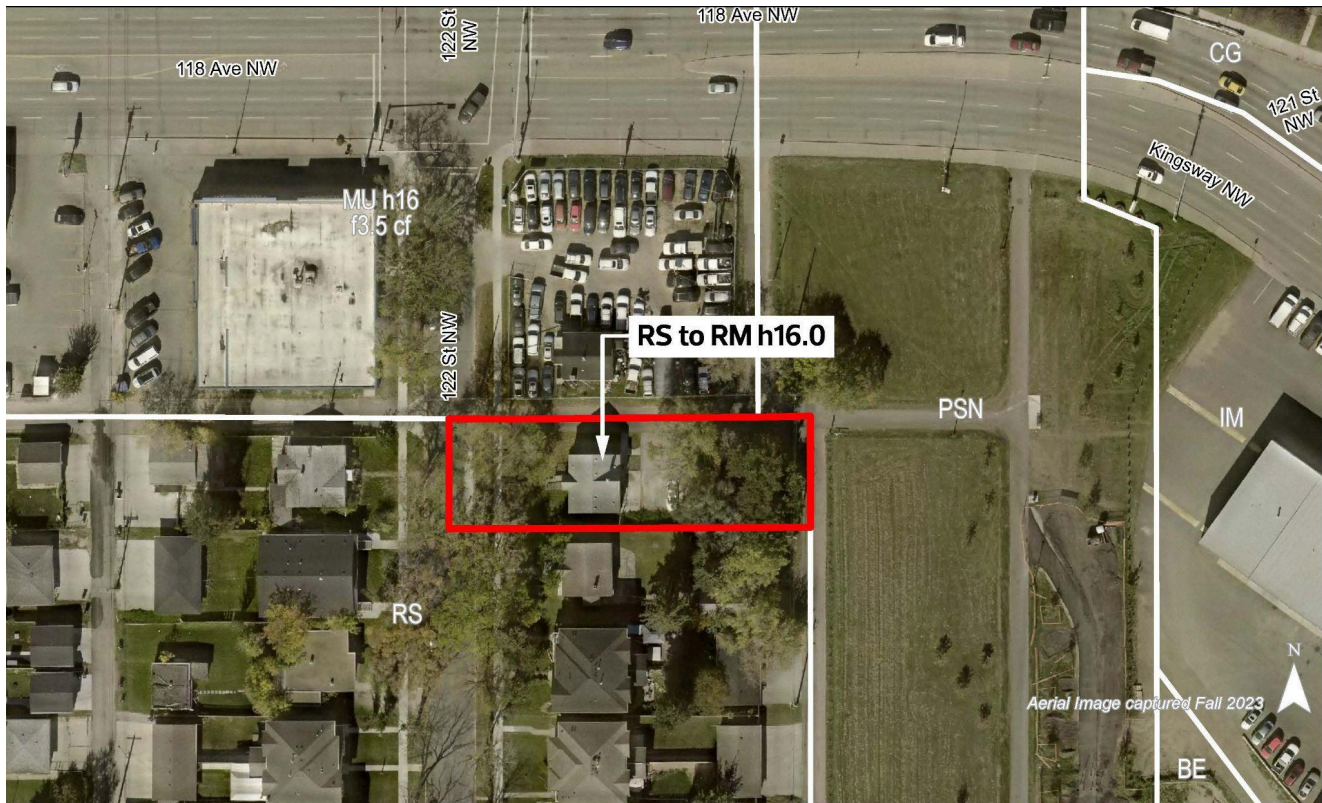


11739 - 122 Street NW

Position of Administration: Support



Summary

Bylaw 20965 proposes a rezoning from the Small Scale Residential Zone (RS) to the Medium Scale Residential Zone (RM h16.0) to allow for medium scale housing. Public engagement for this application included a mailed notice, site signage and information on the City's webpage. No feedback was received.

Administration supports this application because it:

- Will facilitate an increase in residential density in a redeveloping area of the City near transit and active mobility routes.
- Proposes a scale that is compatible with the surrounding neighbourhood and aligned with direction in the Central District Plan and District Policy.

Application Details

This application was submitted by the Structerra Group. The proposed Medium Scale Residential Zone (RM h16.0) would allow development with the following key characteristics:

- Low rise multi-unit residential development.
- A maximum height of 16.0 metres (approximately 4 storeys).
- Limited commercial opportunities at ground level.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Small Scale Residential Zone (RS)	Single detached housing
North	Mixed Use Zone (MU h16 f3.5 cf)	One storey commercial building
East	Neighbourhood Parks and Services Zone (PSN)	Open space
South	Small Scale Residential Zone (RS)	Single detached housing
West	Small Scale Residential Zone (RS)	Single detached housing



Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because there were no responses to the initial mailed notice. The basic approach included:

Mailed Notice, August 6, 2024

- Notification radius: 60 metres
- Recipients: 45
- Responses: 0

Site Signage, August 24, 2024

- One rezoning information sign was placed on the property so as to be visible from 122 Street NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Inglewood Community League
- Prince Rupert Community League
- Kingsway Business Association
- Crossroads Business Association

Application Analysis



Site analysis context

Central District Plan

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.

Within the Central District Plan, the site is within the 118 Avenue Primary Corridor. Low and Mid rise buildings are supportable throughout Primary Corridors. The RM h16.0 Zone would facilitate low rise, primarily residential development, which fits with this direction.

Land Use Compatibility

The RM h16.0 Zone is considered compatible with the mix of land uses in the immediate area including existing small scale residential buildings, but also commercial uses to the north and open space to the east.

Administration advised the applicant that the RM h16.0 Zone may be challenging to develop to its full height given the site's small size and requirement for 3 metre side setbacks if the height is more than 12 metres. Alternatively, if developed at a height less than 12 metres, the interior side setback to the south would be decreased to 1.5 metres.

Mobility

Upon redevelopment of the site, the owner may be required to upgrade the adjacent east-west alley between 122 Street and the rear north-south alley to a commercial alley standard. The vehicular access to the site must be from the abutting alley. These requirements will be considered in further detail at the Development Permit stage.

ETS operates bus service nearby on Kingsway / 118 Avenue. The site is roughly 100m walking distance to the nearest bus stop (on 118 Avenue). A mass transit bus route is anticipated to operate on Kingsway / 118 Avenue as part of the future mass transit network associated with the 1.25 million population scenario of the Edmonton City Plan.

The site is adjacent to a major north-south district connector bike route that gives the site easy active modes access to downtown and other areas to the south.

Utilities

A sanitary service connection is available to the site. No storm service currently exists to the site. Either Low Impact Development (LID) must be utilized or a storm service will be required.

There is a deficiency in on-street fire protection adjacent to the property in terms of adjacent water network capacity. The developer may be required to upgrade existing pipes to increase fire flows. 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.

Written By: Andrew McLellan

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination