

16212, 16216, 16222 - 100 Avenue NW Position of Administration: Support



Summary

Bylaw 20980 proposes a rezoning from the Small Scale Residential Zone (RS) to the Medium Scale Residential Zone (RM h 23.0) 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 responses were received.

Administration supports this application because it:

- Contributes to The City Plan Big City Moves to be a Rebuildable City by adding new infill units.
- Aligns with District Policy and the Jasper Place District Plan to support intensification along a Primary Corridor.
- Is compatible with surrounding land uses.

Application Details

This application was submitted by William Yin on behalf of Mausam Estates Corporation.

The proposed Medium Scale Residential Zone (RM h 23.0) would allow development with the following key characteristics:

- A maximum height of 23.0 m (approximately six storeys).
- A maximum floor area ratio of 3.0 with opportunity for bonus FAR.
- A minimum density of 75 dwellings/ha (16 for this consolidated site).
- Limited opportunities for commercial and community development are permitted to provide services to local residents.
- Commercial uses are limited to 300 m² per individual establishment on the ground floor of a residential building.

Site and Surrounding Area

This application applies to three properties located one lot east of 163 Street, and north of 100 Avenue NW. Going west on 100 Avenue, vehicular traffic is one way until 163 Street and becomes two way traffic westbound at 163 Street. The site is 800 m walking distance east of the Valley Line West LRT and the planned Jasper Place Stop. There is transit service on 100 Avenue and 163 Street. The three properties will be consolidated with redevelopment and total approximately 0.21 ha in size (50.28 m wide x 41.45 m deep). 100 Avenue is located two blocks south of Stony Plain Road, a primary corridor as identified in The City Plan.

	Existing Zoning	Current Development
Subject Site	Small Scale Residential Zone (RS)	Three Single Detached Dwellings
North	Small Scale Residential Zone (RS)	Single Detached Dwellings, across Alley
East	Direct Development Control Provision (DC2.859)	Undeveloped, zoned for a mixed use development
South	Small Scale Residential Zone (RS)	Single Detached Dwellings, across 100 Avenue NW
West	Neighbourhood Commercial Zone (CN)	Single Detached commercial conversion



View of 16222 & 16216 100 Avenue NW looking north from 100 Avenue NW (Google Maps May 2023)



View of 16212 100 Avenue NW looking north from 100 Avenue NW (Google Maps May 2023)

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because a standard zone is requested, The City Plan supports mid-rise development along a primary corridor and there was no response to the notification. The basic approach included:

Mailed Notice, May 17,2024

- Notification radius: 61 metres
- Responses: None

Site Signage, May 31, 2024

- One rezoning information sign was placed on the property so as to be visible from 100 Avenue NW.

Webpage

- edmonton.ca/rezoningapplications

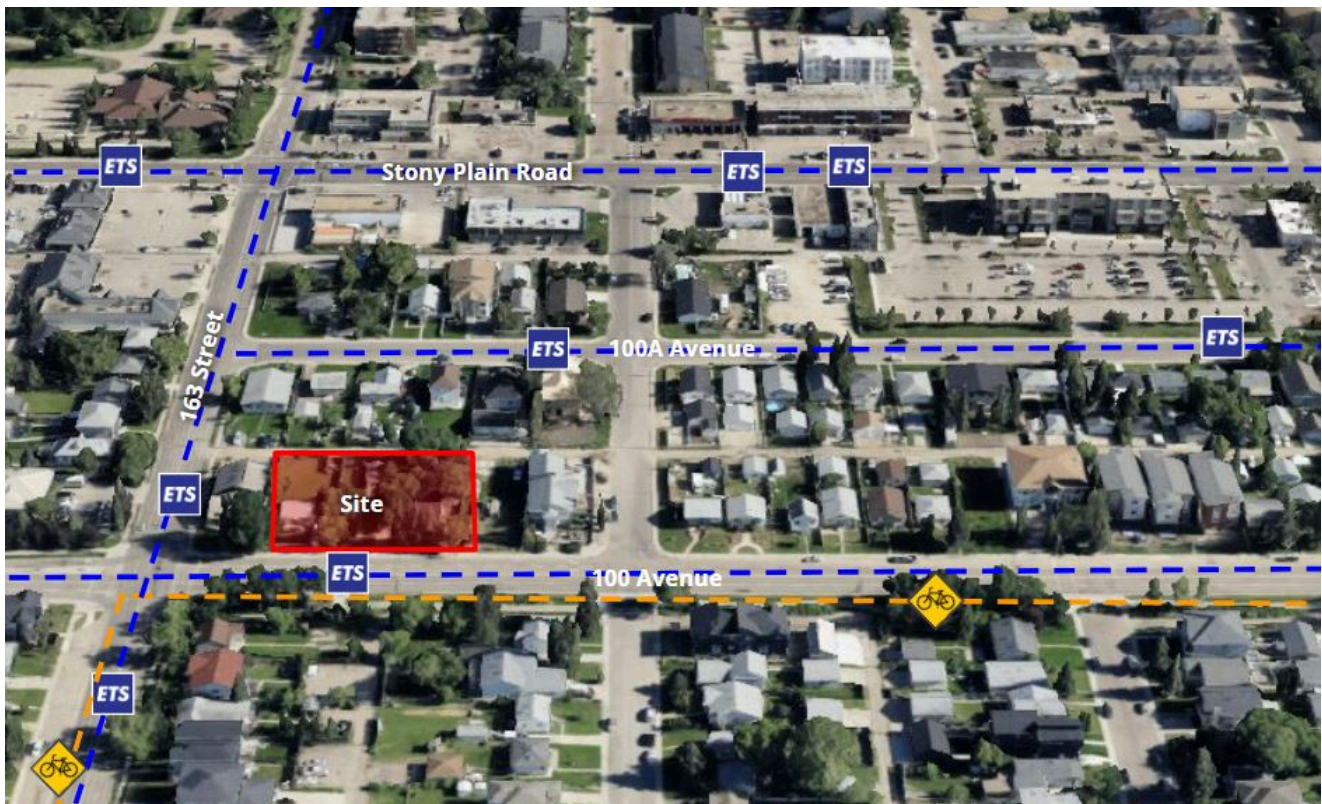
Notified Community Organizations

- Glenwood Community League
- West Edmonton Communities Council Area Council
- Stony Plain Road and Area Business Improvement Area

Common comments heard:

- None

Application Analysis



Site analysis context

The City Plan

The proposed rezoning contributes to the Big City Moves to create a rebuildable City by providing the opportunity for more new infill units.

Jasper Place District Plan

The site is identified as Urban Mix in the Jasper Place District Plan and is located within the Stony Plain Primary Corridor.

A primary corridor is a prominent urban street designed for living, working and moving. It serves as a destination in itself, but also provides critical connections between nodes, throughout the city and beyond. A primary corridor includes a wide range of activities supported by mixed-use development and mass transit. Gathering spaces are located strategically along corridors or nearby in parks, plazas and other publicly accessible areas.

The proposed rezoning aligns with district policy 2.4.6.1 Support Low Rise and Mid Rise development throughout Primary Corridors. Mid Rise development is considered as buildings from five to eight storeys in height.

Land Use Compatibility

The proposed rezoning is compatible with surrounding land zoned neighbourhood commercial to the west and mixed use residential to the east. The site is separated from existing low scale residential to the north by an alley, and to the south by 100 Avenue.

Mobility

The rezoning property is located along an existing neighbourhood bike route on 100 Avenue and a future district connector bike route along 163 Street. Upon redevelopment, vehicular access will be restricted to the abutting alley north of the site and the existing access to 100 Avenue will be removed. Alley upgrades to a commercial standard along the east-west alley from 162 to 163 Street will be required. There is an opportunity to coordinate and explore the possibility of cost sharing with the Building Great Neighbourhoods' alley renewal project which is planned for 2025. This rezoning is anticipated to have minimal impact on the transportation network.

ETS operates numerous bus routes near the site on 163 Street, Stony Plain Road and 100 Avenue. A range of service levels are available on these corridors, including local, crosstown and community bus routes. The site is roughly 50 m walking distance to a nearby bus stop on 163 Street.

A mass transit bus route is anticipated to operate near the site on 163 Street as part of the future mass transit network associated with the 1.25 million population scenario of the City Plan. This route is expected to operate with higher service frequencies than current bus routes in the area but will not travel in dedicated bus lanes. The site also meets the walking standard of 800 m walking distance to the future Jasper Place Stop on the Valley Line West LRT.

Utilities

The applicant has submitted a Drainage Servicing Report that has been reviewed and accepted by Development Services for the purpose of supporting this rezoning application.

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.

Given there is a deficiency in on-street fire protection adjacent to the property in terms of hydrant spacing, Edmonton Fire Rescue Services performed a risk-based Infill Fire Protection Assessment and determined that provided future development applications for this site do not exceed a Required Fire Flow (RFF) of 283 L/s, upgrades to water infrastructure will not be required to meet the intent of the standard. 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.

Written By: Cyndie Prpich

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination