

12710 - 107 Avenue NW

Position of Administration: Support



Summary

Bylaw 20981 proposes a rezoning from the Medium Scale Residential Zone (RM h16.0) to the Neighbourhood Mixed Use Zone (MUN) to allow for neighbourhood scale mixed use development.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. Four people were heard from, all in opposition. The main concern was that there would be an impact to street parking.

Administration supports this application because it:

- Contributes to The City Plan Big City Moves to be a Rebuildable City by creating the potential for new infill units.
- Contributes to The City Plan Big City Moves to enable 15-minute districts to allow people to easily complete their daily needs.

- Aligns with the District policy and the Central District Plan to support intensification along a Secondary Corridor.
- Is compatible with surrounding land uses.

Application Details

This application was submitted by Span Architecture Inc. on behalf of My Le Mach Holding Corp.

The proposed Neighbourhood Mixed Use Zone (MUN) would allow development with the following key characteristics:

- Commercial, residential and community uses to a maximum height of 16.0 m (approximately 4 storeys).
- A maximum floor area ratio of 3.5.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Medium Scale Residential Zone (RM h16.0)	Vacant, Single detached dwelling demolished
North (abutting)	Medium Scale Residential Zone (RM h16.0)	Single detached dwelling (approximately 1 storey)
East (across alley)	Medium Scale Residential Zone (RM h16.0)	Multi-unit housing (6 units, approximately 1.5 storeys)
South (across 107 Avenue)	Small Scale Residential Zone (RS)	Single detached dwelling (approximately 1 storey)
West (across 128 Street)	Medium Scale Residential Zone (RM h16.0)	Single detached conversion to Professional Office (approximately 1 storey)



View of site looking north across 107 Avenue NW from 128 Street NW

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 low-rise development along a secondary corridor, and there was limited response to the notification. The basic approach included:

Mailed Notice, July 19, 2024 (proposed CN), August 27, 2024 (proposed MUN)

- Notification radius: +61 metres
- Recipients: 128
- Responses: 4
 - In opposition: 4

Site Signage, July 30, 2024 (proposed CN), August 30 (Proposed MUN)

- One rezoning information sign was placed on the property so as to be visible from 107 Avenue.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Westmount Community League

Common comments heard

- Will have a negative impact on street parking. (3)
- Building massing is not in keeping with the area. (2)
- There will be an impact on groundwater levels. (1)
- Will increase property taxes. (1)
- Postcards could provide comparative information. (1)

Citizens were advised of Council's support of Open Option Parking where the City no longer regulates parking, that Drainage had no concerns with the proposed development, and that the building massing possible under the proposed zone is similar to what is allowed under the current zone.

Application Analysis



Site analysis context

The City Plan

The proposed rezoning contributes to the Big City Moves to create a Community of Communities by adding opportunity for additional commercial uses along with potential for new infill units.

Central District Plan

The site is identified as Urban Mix in the Central District Plan on Map 4: Land Use Concept to 1.25 Million, and is located within the 107 Avenue Secondary Corridor.

Urban Mix is housing, shops, services and offices in one land use category and includes stand alone residential and commercial development as well as mixed use development. Secondary corridors are prominent residential and commercial streets that serve as a local destination for surrounding neighbourhoods. They connect to Nodes, feature diverse travel modes, and may evolve as more commercial or residential over time. The proposed rezoning aligns with district policy 2.4.7.1 Support Low Rise development throughout Secondary Corridors.

Land Use Compatibility

When compared to the existing RM h16.0 Zone, the proposed MUN Zone would:

- Allow the potential for six additional commercial uses (bar, body rub, cannabis retail, custom manufacturing, hotel, and liquor store).
- Require the development to have non-residential at grade, and the development does not have to include residential.
- Increase the floor area ratio (FAR) from 2.3 to 3.5, while still providing opportunity for bonus FAR.
- Have the same maximum height of 16.0 m.

Development under the proposed MUN Zone could result in a somewhat larger building due to the opportunity for lesser setback requirements and an increased FAR. If residential is provided, the number of dwelling units is subject to site design, Setbacks, FAR and unit size which is not known until the development permit stage.

	RM h16.0 Current	MUN Proposed
Typical Uses	Residential (2) Commercial (6) Community (5) Agricultural (1) Signs (4)	Residential, limited to Lodging House, Multi-unit Housing, Row Housing, Secondary Suite and Supportive Housing Commercial (12) Community (6) Basic Service Uses (3) Agricultural (1) Signs (6)
Maximum Height	16.0 m	16.0 m
Maximum Floor Area Ratio	2.3* *opportunity for +1.4 bonus FAR	3.5* *opportunity for bonus FAR

<p>Minimum Setbacks Abutting Streets (107 Avenue) (128 Street)</p>	<p>4.5 m*(non-boulevard street) 3.0 m* (treed boulevard street) *1.0 m where ground floor is a non-residential use and forms a Main Street Development</p>	<p>1.0 m* to 3.0 m** maximum 1.0 m* to 3.0 m** maximum *for portions of development with non-Residential uses on the ground floor abutting a street. **for portions of development above the ground floor. Note: There is no maximum setback if the setback accommodates a park, public space or retains mature landscaping.</p>
<p>Minimum Setback Alley</p>	<p>3.0 m</p>	<p>0 m (Alley is 6.0 m wide)</p>
<p>Minimum Setback from Abutting Site (RM h16.0)</p>	<p>3.0 m</p>	<p>3.0 m</p>
<p>Minimum Density</p>	<p>45 dwelling units/ha (3 du)</p>	<p>N/A, however; a non-residential only building is allowed (0 du)</p>

Mobility

Vehicular access shall be from the abutting alley. Upon redevelopment, the alley may require upgrades. This requirement will be further reviewed at subsequent stages of development.

ETS operates frequent transit service along 107 Avenue with connections to Downtown and West Edmonton Mall Transit Centre. A mass transit bus route is anticipated to operate nearby on 107 Avenue as part of the future mass transit network associated with the 1.25 million population scenario of The City Plan.

Utilities

The proposed rezoning is not anticipated to have a significant impact to the existing sanitary and storm sewer systems in the area, and these existing service connections can continue to be utilized.

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 hydrant deficiency. A request to Edmonton Fire Rescue Services (EFRS) for an Infill Fire Protection Assessment (IFPA) has been made which may alter or lessen on-street fire protection infrastructure upgrades, assuming certain criteria are met. The assessment 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