

## 11104, 11106, 11110 - 108 Street NW & 11131 - 109 Street NW

### Position of Administration: Support



### Summary

Bylaw 21008 proposes a rezoning from the Mixed Use Zone (MU h45.0 f7.0 cf) to the Mixed Use Zone (MU h45.0 f7.0) to remove the commercial frontage modifier while continuing to allow for large scale mixed use development.

Public engagement for this application included a mailed notice, site signage and information on the City's webpage. Three people were heard from, with one in opposition and two with questions. Questions revolved around when and what may be developed on this site and

concerns revolved around the removal of the commercial frontage modifier not supporting the goals and objectives of The City Plan.

Administration supports this application because it:

- Aligns with the Central District Plan designation for the area which supports flexibility of commercial uses.
- Continues to allow for the intensification of the 111 Avenue Primary Corridor, in alignment with the Central District Plan.
- Remains compatible with surrounding land uses.

## Application Details

This application was submitted by Clarity Development Advisory on behalf of Daytona Properties Alberta Ltd.

The purpose of this rezoning application is to remove the commercial frontage modifier from the Mixed Use Zone as it applies to this site. All other modifiers remain unchanged. By removing the commercial frontage modifier from this site, development will no longer be required to provide commercial uses at ground level facing each street.

## Site and Surrounding Area

	Existing Zoning	Current Development
<b>Subject Site</b>	Mixed Use (MU h45 f7 cf)	Vacant/Surface parking lot (formerly the Petroleum Club)
<b>North</b>	GeneralCommercial (CG)	Drive-through restaurant Kingsway Mall
<b>East</b>	Neighborhood Parks and Services (PSN)	Victoria Cross Memorial Park
<b>South</b>	Site Specific Development Control Provision (DC2.924) Small-Medium Scale Transition Residential (RSM h12)	Vacant
<b>West</b>	Alternative Jurisdiction (AJ) Neighbourhood Commercial (CN)	RCMP Alberta Divisional Headquarters Gas Station



*View of the site looking east from 109 Street NW*



*View of the site looking northwest from 111 Avenue NW*



*View of the site looking south from adjacent lane*

## Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the overall potential scale of development is not changing, and therefore impacts to surrounding land are not anticipated to change either. The basic approach included:

### Mailed Notice, October 7, 2024

- Notification radius: 120 metres
- Recipients: 266
- Responses: 3
  - In opposition: 1
  - Questions only: 2

### Site Signage, October 17, 2024

- Two rezoning information signs were placed on the property so as to be visible from 111 Avenue, 109 Street, Kingsway and 108 Street.

### Webpage

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

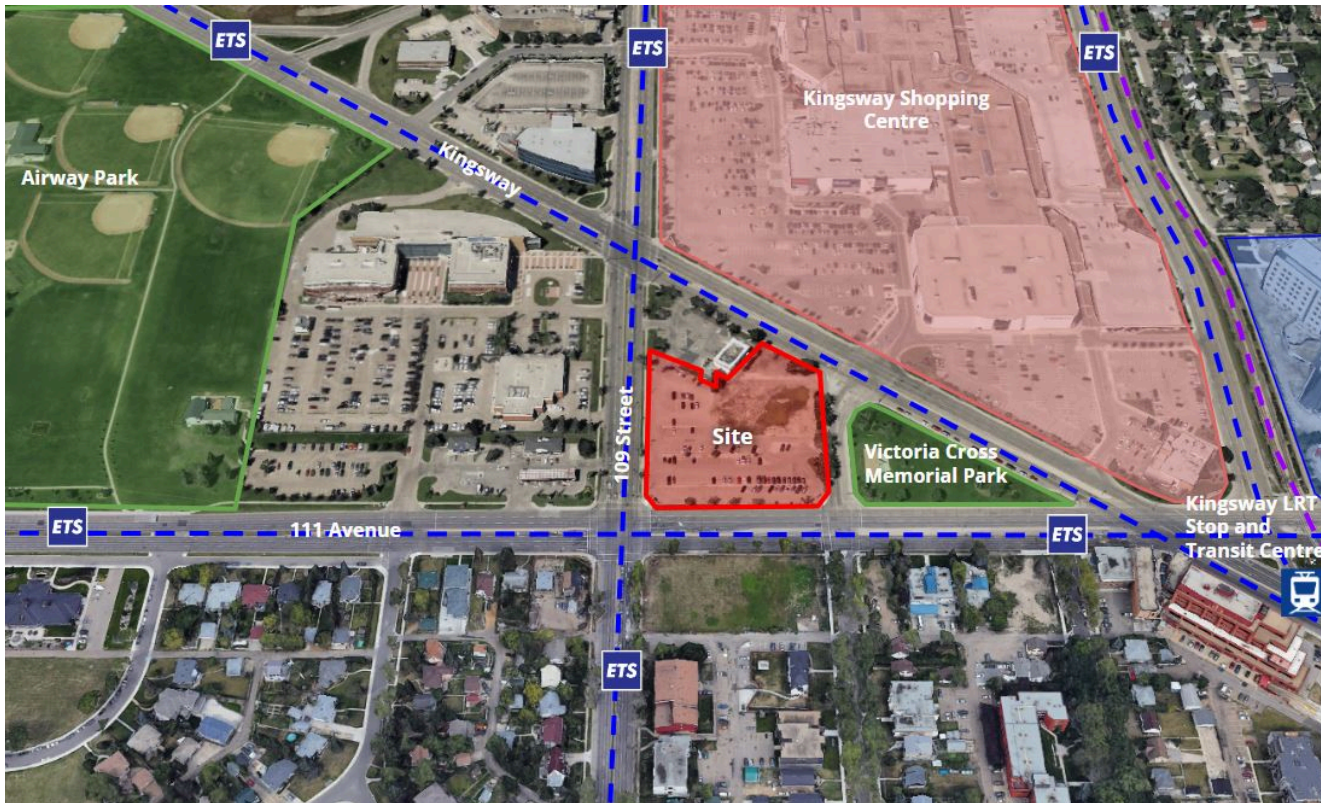
### Notified Community Organizations

- Prince Rupert Community League
- Spruce Avenue Community League
- Queen Mary Park Community League
- Central McDougall Community League
- Kingsway Business Improvement Area

### Common comments heard

- Commercial frontage along streets should remain a requirement as this site is well connected to transit and nearby residents would benefit from more businesses and services.
- Questions were asked about when and what may be developed under the proposed zone.

# Application Analysis



Site analysis context

## Central District Plan

The rezoning is in alignment with the Central District Plan which identifies the subject site as being within the 111 Avenue Primary Corridor. Primary Corridors are intended to become dense and vibrant urban areas along prominent streets that serve residents from multiple Districts. They connect to Nodes, feature diverse travel modes and may evolve as more commercial or residential.

The proposed zone, without the commercial modifier, will continue to support the development of the 111 Avenue Primary Corridor by allowing for mixed-use High Rise development, as proposed through the MU h45.0 f7.0, which is a supported built form at this location as it is at the intersection of multiple arterial roadways (111 Avenue, 109 Street and Kingsway).

The Central District Plan does identify some locations in the plan area where the use of the commercial modifier is encouraged; however, the subject site is not within one of those locations. As such, the removal of the modifier from this site is considered in alignment with the district plan, where commercial frontage is not required, but remains an opportunity through the MU Zone.

## Land Use Compatibility

By removing the commercial frontage modifier from this site, development will no longer be required to provide commercial uses at ground level facing each street. All other modifiers remain unchanged, with the Mixed Use still providing for a range of uses that support housing, recreation, commerce, and employment opportunities within a High Rise built form, in alignment with direction from the Central District Plan for development within a Primary Corridor.

Site and building design within the MU Zone will continue to promote development that enhances the public realm and publicly accessible amenities to create vibrant, walkable destinations at a scale inviting to pedestrians.

Though the removal of the commercial frontage modifier will remove the assurance that commercial uses will be provided, there are still many commercial use opportunities within the zone itself which the landowner/developer can pursue. Moreover, with the subject site being adjacent to Kingsway Mall, there is a significant amount of commercial and business amenities that are readily accessible for future residents living on this site.

## Mobility

The rezoning site is located next to a future district connector bike route along 111 Avenue. The route is planned to be delivered in 2025 as part of the Active Transportation Network Implementation project. A Transportation Impact Assessment (TIA) was completed with the previous rezoning for the site and identified mobility opportunities to the surrounding network. Upon redevelopment, vehicular access will be restricted to 108 Street. The owner will be required to enhance the active modes surrounding the site, including a sidewalk along the west side of 108 Street and a shared pathway along the east side of 109 Street and connectivity for the site. These requirements will be further reviewed at the development permitting stage.

ETS operates frequent, rapid and local bus service nearby on 109 Street and 111 Avenue. Additional regional and local bus service is available on Kingsway. The site is less than 100m walking distance from bus stops on 109 Street, 111 Avenue and Kingsway, and less than 500m walking distance from Kingsway Transit Centre / LRT Station.

Due to existing high ridership and anticipated growth in use stemming from build-out of the rezoning site, bus stop #1899 (adjacent to the site on 109 Street) must be upgraded with development of the site.

## Utilities

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 deficiency. 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.

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