

11227 and 11231 - 95 Street NW

Position of Administration: Support



Summary

Bylaw 21011 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 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 North Central District Plan to support intensification along a Secondary Corridor.
- Is compatible with surrounding land uses.

Application Details

This application was submitted by Green Space Alliance on behalf of Randy Giles and MS Heaven Homes Inc.

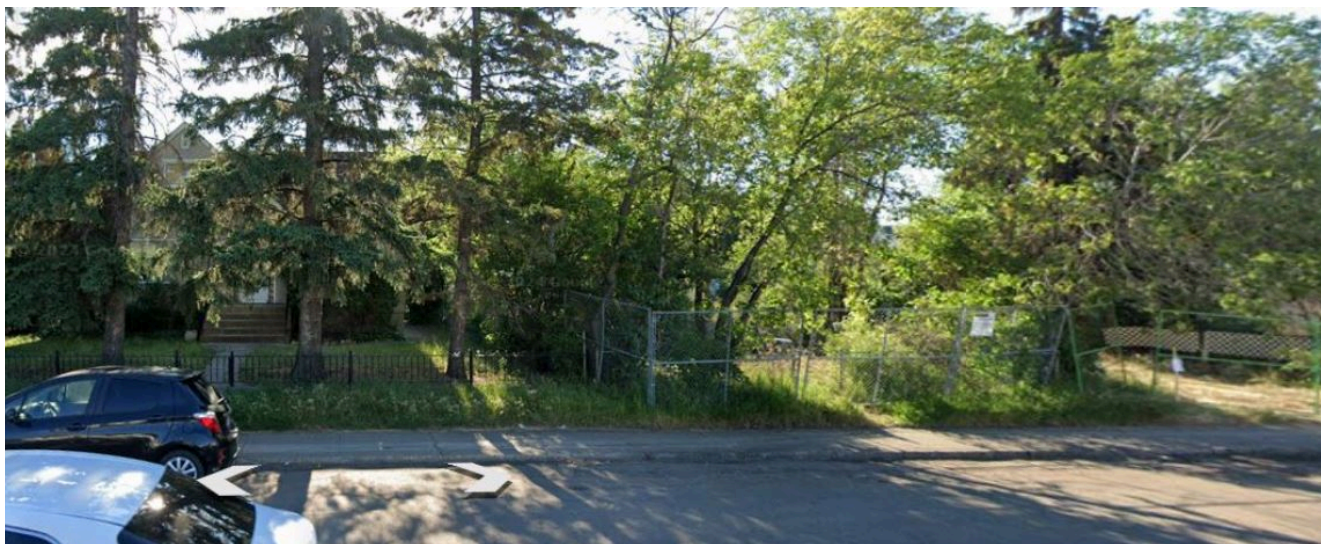
The proposed Medium Scale Residential Zone (RM h16.0) would allow development with the following key characteristics:

- A maximum height of 16.0 m.
- A maximum Floor Area Ratio (FAR) of 2.3 with opportunity for bonus FAR.
- A minimum density of 45 dwellings/ha.

Site and Surrounding Area

The site is located mid block between 112 and 113 Avenues, on the east side of 95 Street, an arterial roadway.

	Existing Zoning	Current Development
Subject Site	Small Scale Residential Zone (RS)	Single Detached Dwelling
North	Small Scale Residential Zone (RS)	Single Detached Dwelling
East	Small Scale Residential Zone (RS)	Single Detached Dwelling, across alley
South	Small Scale Residential Zone (RS)	Single Detached Dwelling
West	Small Scale Residential Zone (RS)	Single Detached Dwelling, across 95 Street NW



View of site looking east from 95 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 proposed, the proposed rezoning conforms with policy and no responses to the mailed notice were received. The basic approach included:

Mailed Notice, Sept. 15, 2024

- Notification radius: 60 metres
- Recipients: 97
- Responses: None

Site Signage, October 18, 2024

- One rezoning information sign was placed on the property so as to be visible from 95 Street NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Alberta Avenue Community League

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.

North Central District Plan

The site is identified as Urban Mix in the North Central District Plan and is located within the 95 Street Secondary Corridor. Secondary Corridors are areas along an arterial or collector roadway that serves as a local destination for surrounding communities and supports residential and employment growth.

The proposed rezoning aligns with district policy 2.4.7.1` Support Low Rise development throughout Secondary Corridors.

Land Use Compatibility

The proposed rezoning site consists of two lots that total 705 m² in area and should be consolidated upon redevelopment. The block face is all residential.

	RS Zone Current	RM h16.0 Zone Proposed
Typical Uses	Small scale residential	Medium scale residential with limited commercial opportunities
Maximum Height	10.5 m (approx. 3 storeys)	16.0 m (approx. 4 storeys)
Maximum Floor Area Ratio / Site Coverage	45%, with opportunity for bonus +2%	2.3 FAR with opportunity for bonus +1.4
Minimum Setback from Streets (95 Street is a non-treed boulevard)	4.5 m	1.0 m, if Non Residential Uses is at grade and forms a main street development 4.5 m, if residential at grade
Minimum Setback from Sites (north and south)	1.2 m - 1.5 m	3.0
Minimum Setback from Alley	10.0 m	3.0 m
Number of Dwellings	Min: 1 Max: 9 dwellings (Minimum 75 m ² Site Area / dwelling)	Min: 3 dwellings Max: n/a

Mobility

This rezoning site is well connected to many transportation mode options. 92 Street, 96 Street, and 119 Ave are existing District Connector Bike Routes, and 114 Ave (between 97 St and 93 St) is an existing Neighbourhood Bike route. Vehicle access for the rezoning area will be restricted to the abutting alley east of the site. This rezoning is anticipated to have minimal impacts to the transportation network.

ETS operates frequent transit service nearby with stops in close walking distance from the rezoning site.

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.

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 deficiency. An Infill Fire Protection Assessment (IFPA) request was submitted to Edmonton Fire Rescue Services (EFRS) that may alter or lessen on-street fire protection infrastructure upgrades at the Development Permit stage, assuming certain criteria are met. The results have not yet been determined and 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.

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Branch: Development Services

Section: Planning Coordination