

10151 - 159 Street NW

Position of Administration: Support



Summary

Bylaw 21031 proposes a rezoning from a Site Specific Development Control Provision (DC2.913) to the Medium Scale Residential Zone (RM h28.0).

Public engagement for this application included a mailed notice, site signage, information on the City's webpage and Engaged Edmonton webpage. Administration heard from 2 people with concerns related to decreased safety from additional traffic and decreased property values.

Administration supports this application because it:

- Allows for mid rise development within a Primary Corridor, as directed by the Jasper Place District Plan.
- Supports The City Plan's targets for infill development and trips taken by transit.

Application Details

This application was submitted by Situate Inc. on behalf of Lighthouse Hospitality Management Inc.

The proposed Medium Scale Residential (RM h28.0) would allow development with the following key characteristics:

- A maximum height of 28 metres (or approximately 8 storeys).
- A maximum Floor Area Ratio of 3.8 to 5.2.
- Limited commercial opportunities permitted at ground-level.
- Vehicle access from the rear alley.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Site Specific Development Control Provision (DC2.913)	Vacant
North	Medium Scale Residential Zone (RM h16.0)	Row House (2-storeys)
East	Neighborhood Commercial Zone (CN)	Mixed-use Building (3-storeys)
	Medium Scale Residential Zone (RM h16.0)	Low-Rise Apartment (4-storeys)
South	Medium Scale Residential Zone (RM h16.0)	Low-Rise Apartment (4-storeys)
West	Medium Scale Residential Zone (RM h16.0)	Single Detached Housing (1-2 storeys)



View of the site looking northeast from 159 Street NW



View of the site looking southeast from 159 Street NW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application proposes the use of a standard zone that complies with planning policy for this area. The basic approach included:

Mailed Notice, October 25, 2024

- Notification radius: 120 metres
- Recipients: 450
- Responses: 2
 - In support: 0
 - In opposition: 2

Site Signage, November 15, 2024

- One rezoning information sign was placed on the property so as to be visible from 159 Street NW.

Webpage

- edmonton.ca/rezoningapplications

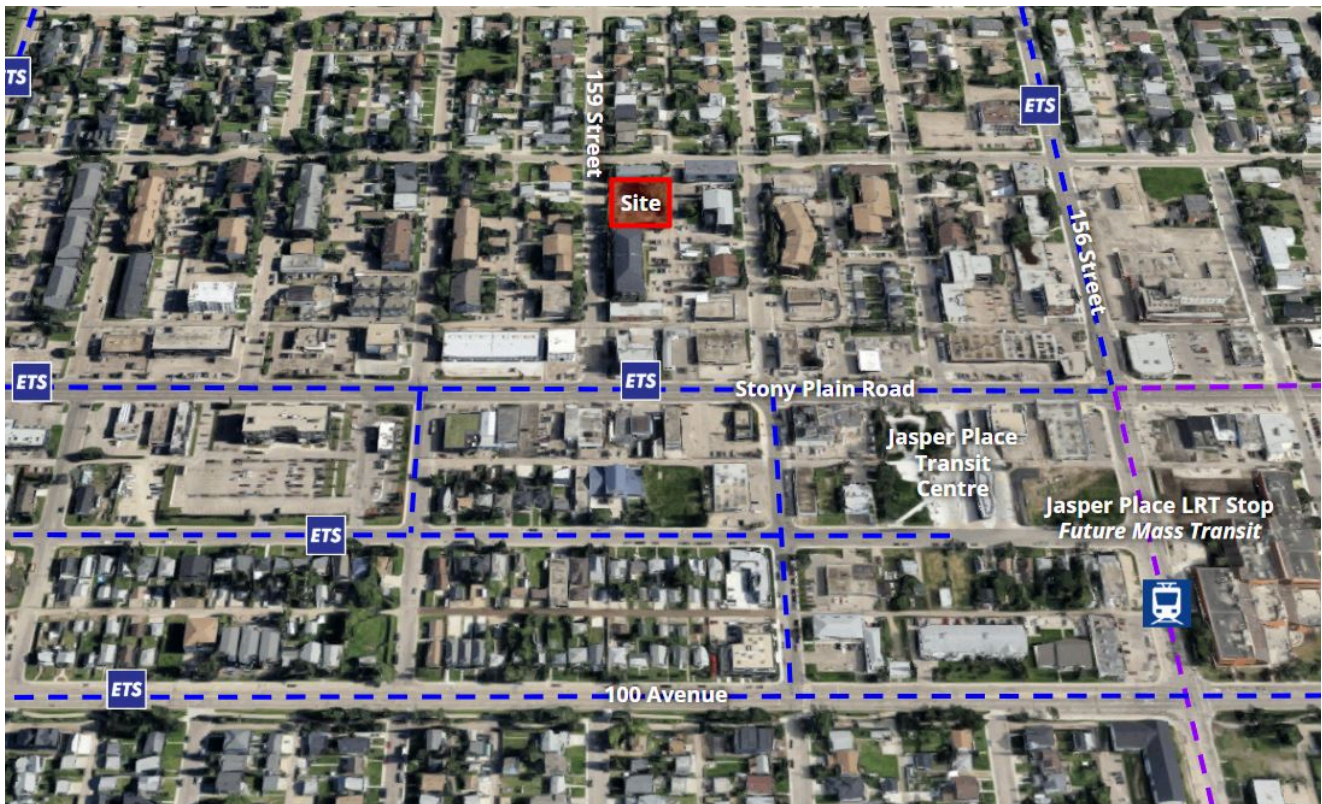
Notified Community Organizations

- Britannia Youngstown Community League
- Stony Plain Road Business Improvement Area

Common comments heard:

- Decreased safety from additional traffic.
- Decreased property values.

Application Analysis



Site analysis context

The City Plan

Combining both the Municipal Development Plan and the Transportation Master Plan, The City Plan is the city's strategic direction for planning and development. Recognizing the essential connection between land use and transportation, The City Plan identifies key areas within the city in a Nodes and Corridors system where population, business and employment growth are to be focused. The development of the Nodes and Corridors system will support a variety of goals, targets and policies outlined in the The City Plan as the city grows towards a population of two million.

The proposed rezoning will allow for the continued intensification of the Stony Plain Road Primary Corridor which will support two Big City Moves in The City Plan: "A Rebuildable City", and a "Community of Communities". Goals associated with A Rebuildable City include adding 50% of net new units through infill city-wide, and welcoming 600,000 additional residents into the redeveloping area. Goals associated with the Community of Communities Big City Move include: 50% of trips made by transit and active transportation, and the creation of areas that allow people to meet their daily needs within 15-minutes of where they live.

District Plans

In the Jasper Place District Plan, the site is within the Stony Plain Road Primary Corridor (Map 3: Nodes and Corridors). Primary corridors are envisioned to be prominent urban streets designed for living, working, and moving. They serve as a destination and provide critical connections between nodes and throughout the City.

Low and mid rise buildings are supportable throughout Primary Corridors (2.4.6.1) The proposed RM h28.0 Zone would facilitate a mid rise building (up to 8 storeys), and contribute to intensification within a Primary Corridor which aligns with this direction.

Land Use Compatibility

The existing zoning is DC2.913 which allows for a low rise (4-storey) residential building. The proposed RM h28.0 Zone would allow for a mid-rise (8-storey) residential building with commercial opportunities at ground level. A comparison between regulations of both zones is provided below.

	DC2.913 Current	RM h28.0 Proposed
Typical Uses	Residential	Residential Commercial uses at ground level
Maximum Height	15 m	28 m
Maximum Floor Area Ratio	1.9	3.8 <i>This can be increased by an additional 1.4 FAR if certain criteria are met.</i>
Minimum Front Setback (159 Street NW)	3.0 m	4.5 m
Minimum Interior Side Setbacks	3.0 m	3.0 m

Minimum Rear Setback (Alley)	6.0 m	3.0 m
Maximum Number of Dwellings	52	No maximum

Allowing up to 8 storeys in height, development under the RM h28.0 Zone will be taller than any of the existing surrounding context which is composed primarily of low-rise (4 storey) buildings and single detached housing. Where low-rise buildings are currently present along the site's eastern and southern boundaries, transitions from an 8-storey building will be less abrupt. Single detached housing is currently present along the site's western boundary, but is adequately separated by 159 Street, a collector roadway at 20 meters in width.

The site's most sensitive edge is along its northern boundary where a 2-storey row house is present. To help mitigate an abrupt transition along this boundary, a minimum 3 meter setback will be required. Because this site is not abutting any other site with a residential zone that has a maximum height of 12.0 m or less, no building setbacks are required.

The conceptual images below illustrate the scale of a building envelope that is permitted in the proposed RM h28.0 Zone. Image 1 illustrates a building with floor area that is maximized vertically, with a larger rear setback, to achieve the full 28 meters of height (8 storeys). Image 2 illustrates a building with a floor area that is maximized horizontally, with a rear setback built to its minimum setback requirement, to achieve a larger but shorter building at 18 meters in height (or approximately 5 storeys).

Though the proposed RM h28.0 Zone will allow for the development that is larger in scale than its surrounding context, this is the scale of development that is to be expected within a Primary Corridor where development up to 8 storeys is supported. A full Sun/Shadow Analysis based on the full 8 storeys can be found in Appendix 1, illustrating the extent of shadow impacts on surrounding properties throughout the year.

A larger and denser building at this location will benefit from convenient access to services such as business/retail amenities along Stony Plain Road and transit with both the Jasper Place Transit Centre and future Jasper Place LRT stop within 400 m (walking distance) from this site.



Image 1 - 3D Model (Building built to its maximum height)



Image 2 - 3D Model (Building built to its minimum setbacks)

Mobility

With redevelopment of the site, vehicular access shall be from the abutting alley, and the three existing vehicular accesses to 159 Street must be removed, including restoration of the boulevard, curb, and gutter. The abutting alley may also require upgrades to a commercial standard between 102 Avenue and the south property line. These requirements will be reviewed in further detail at the Development Permit stage.

ETS operates numerous bus routes near the rezoning site on Stony Plain Road. A range of service levels are available on these corridors, including frequent, local and crosstown bus routes. The subject parcel is within walking distance to the Jasper Place Transit Centre and the future Jasper Place LRT Stop.

Utilities

Sanitary and storm service connections are available to the site. Onsite stormwater management will be required with the proposed development.

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.

Appendices

1. Sun/Shadow Analysis

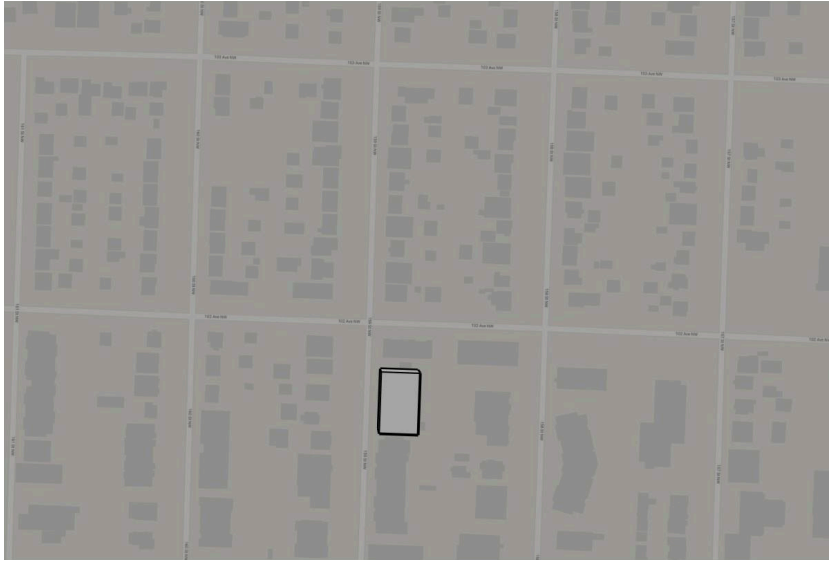
Written By: Stuart Carlyle

Approved By: Tim Ford

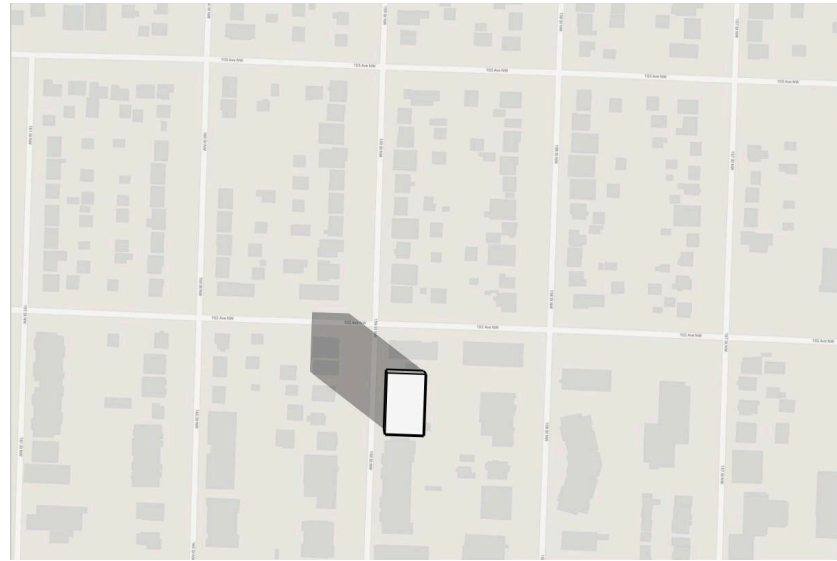
Branch: Development Services

Section: Planning Coordination

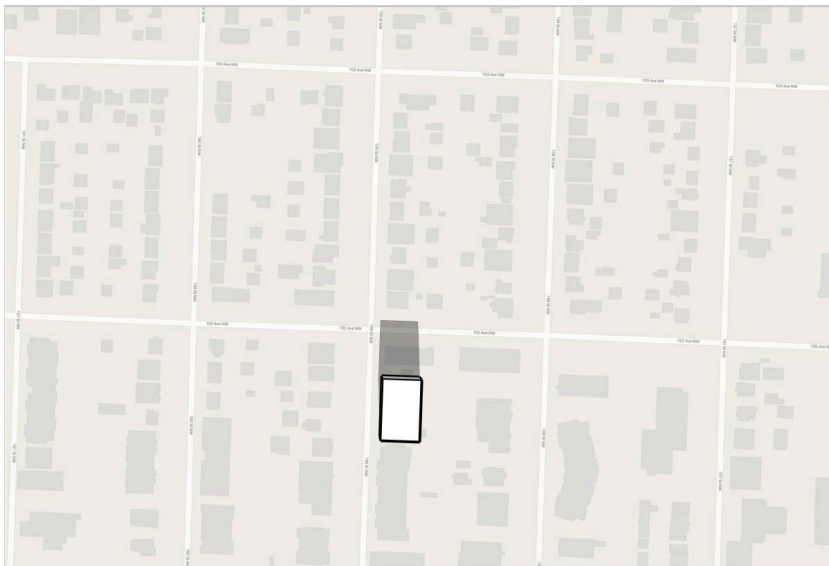
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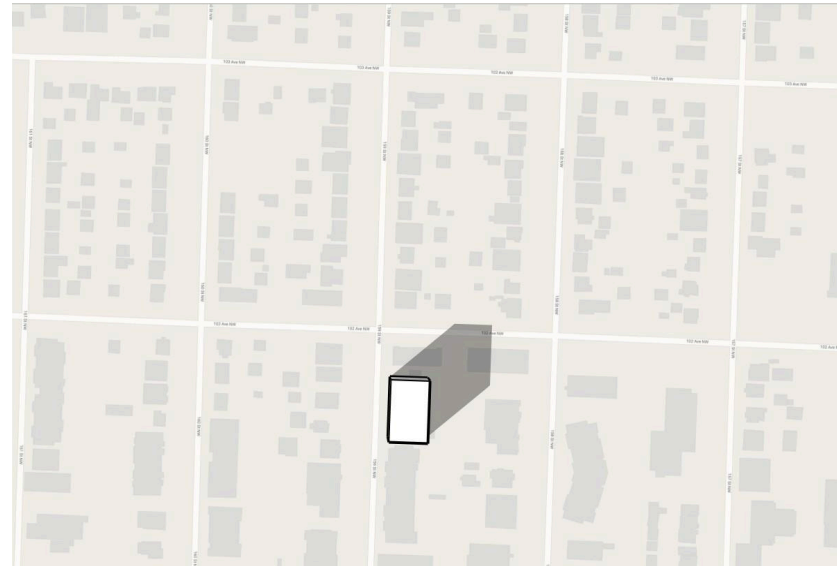
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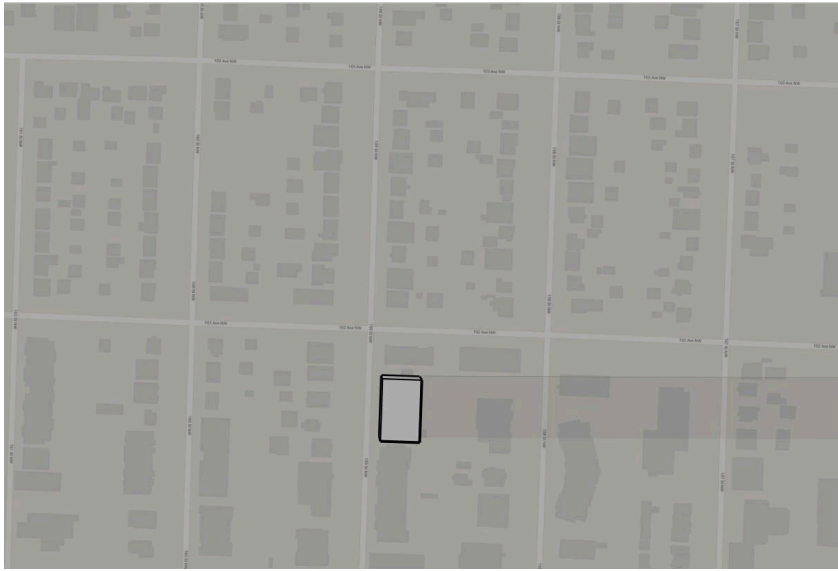
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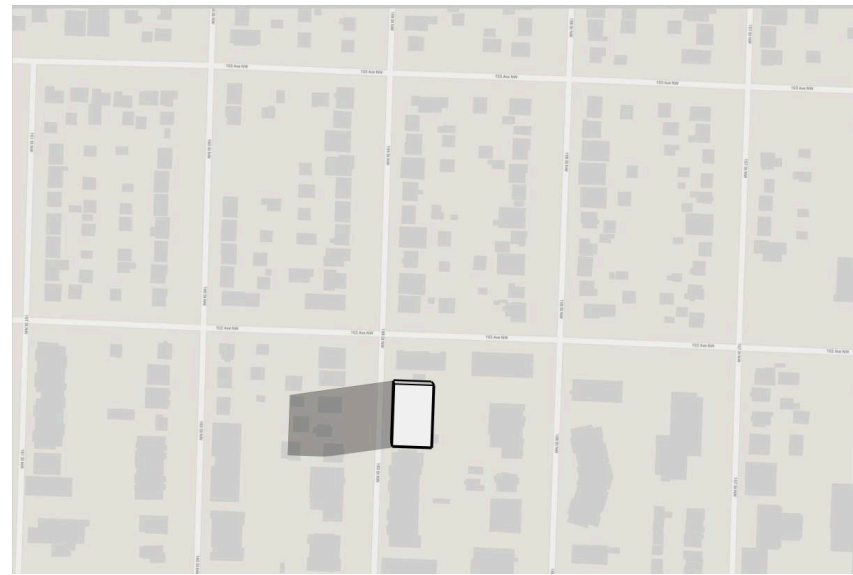


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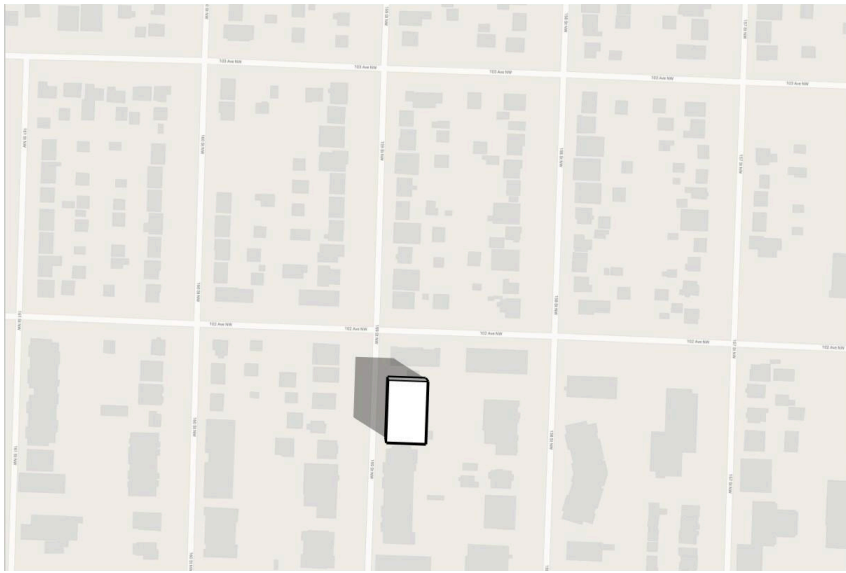
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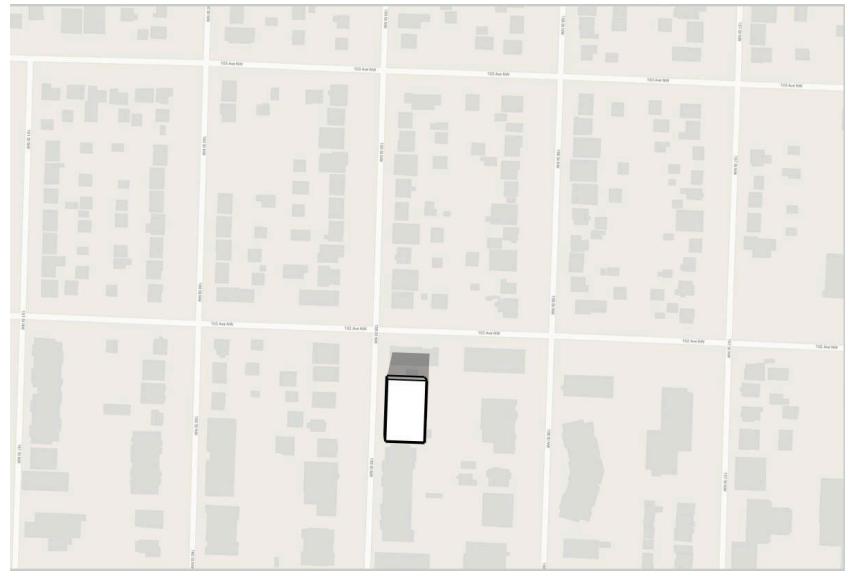
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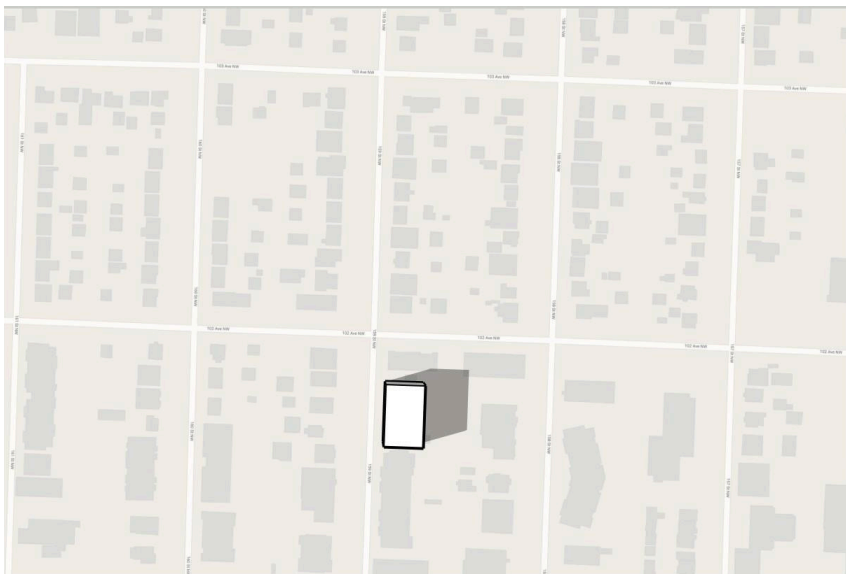
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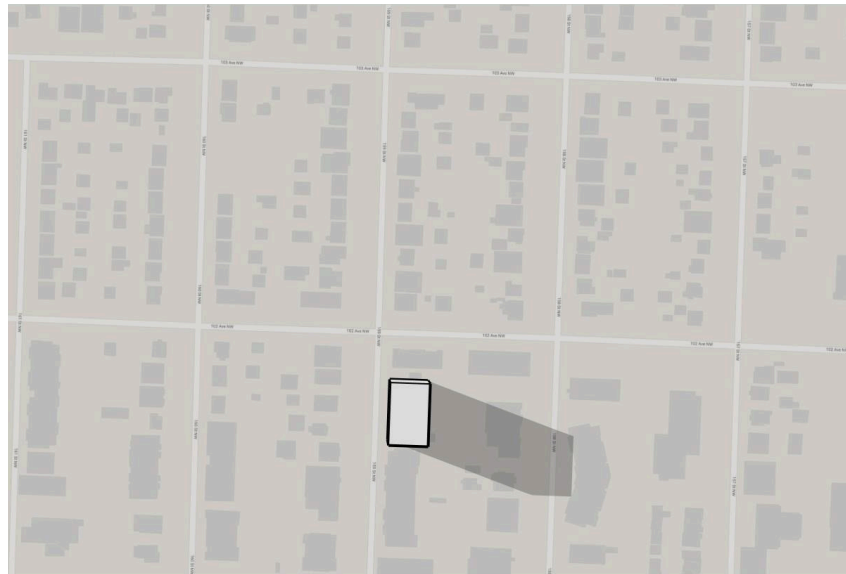
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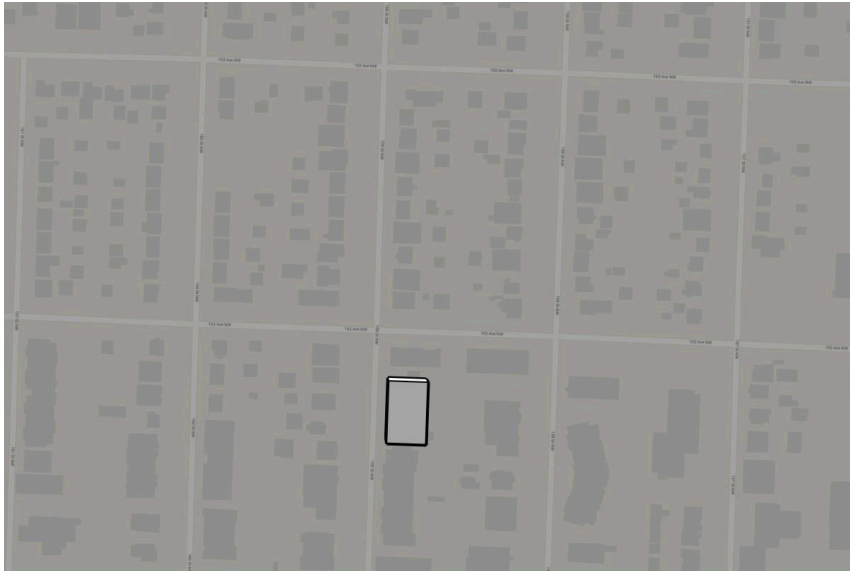
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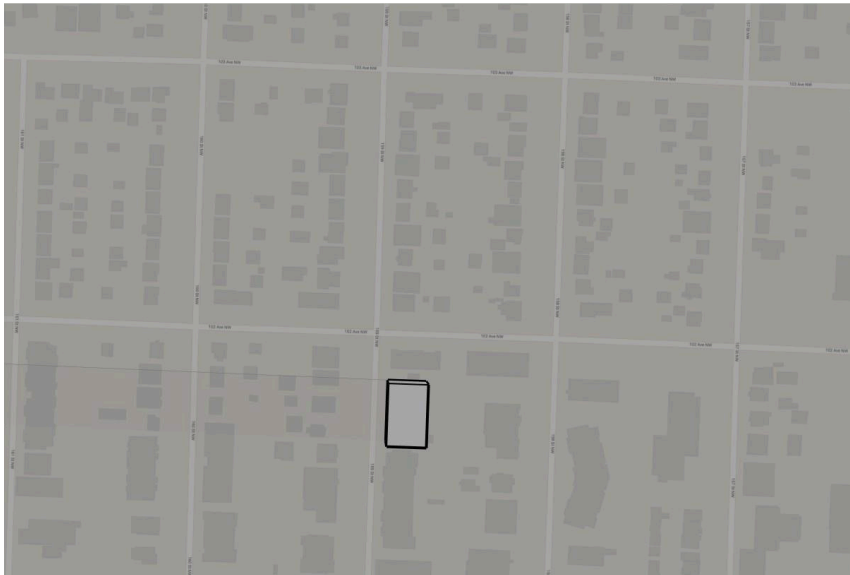


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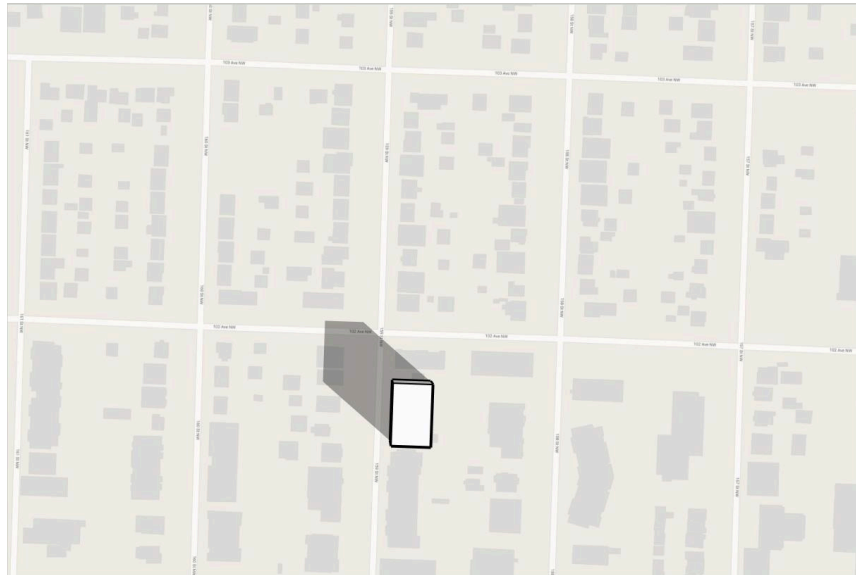


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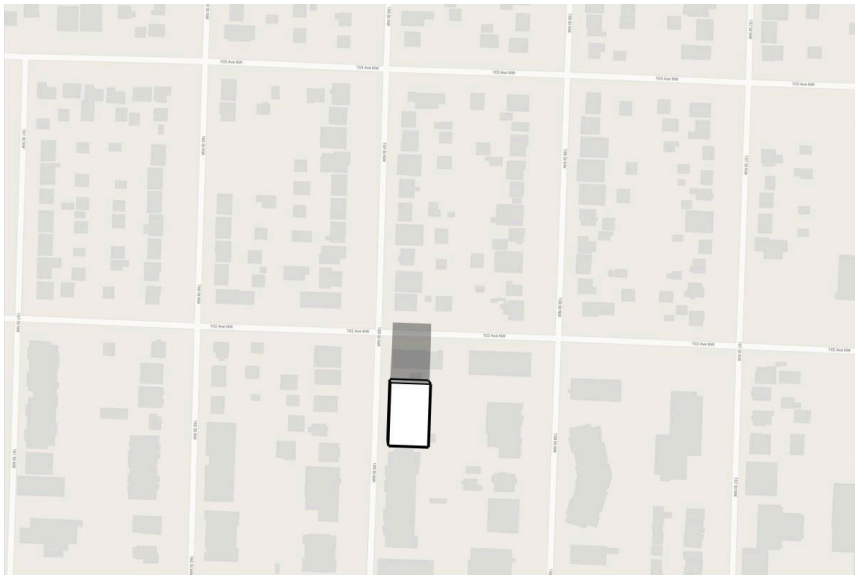
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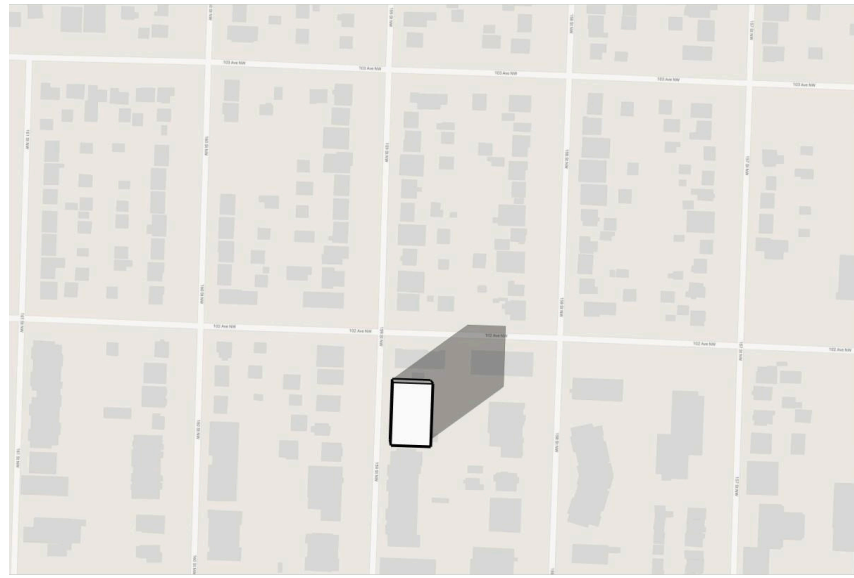
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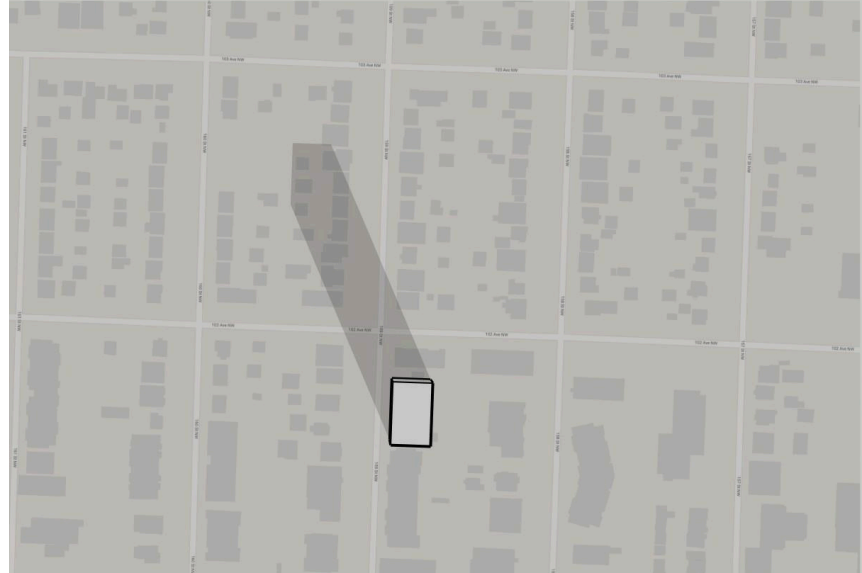


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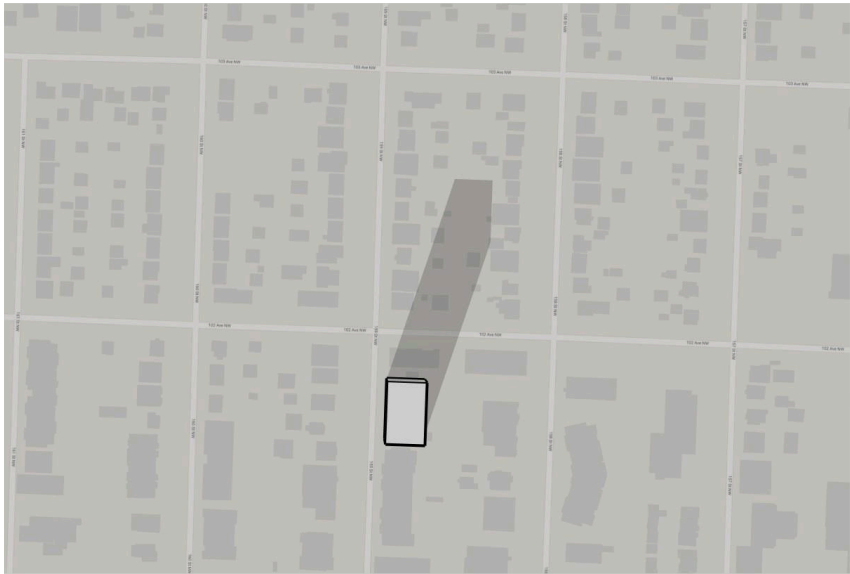
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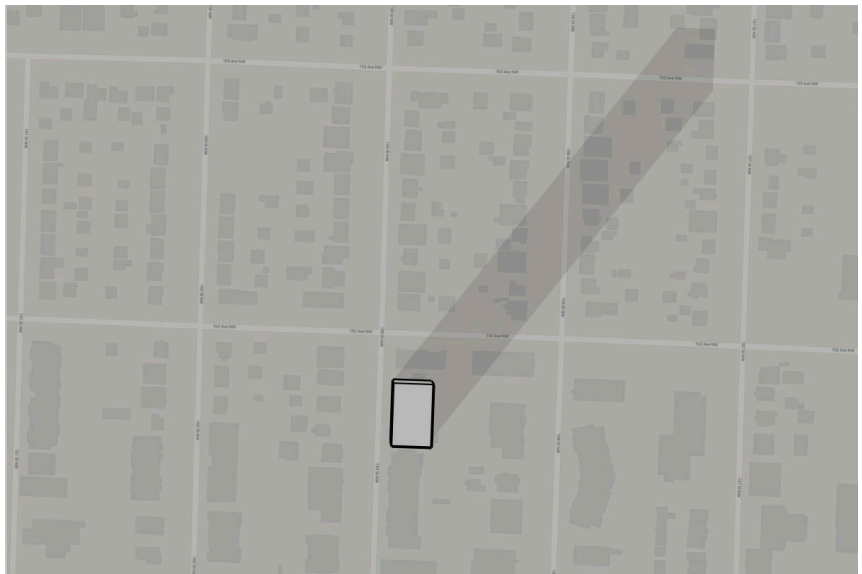
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