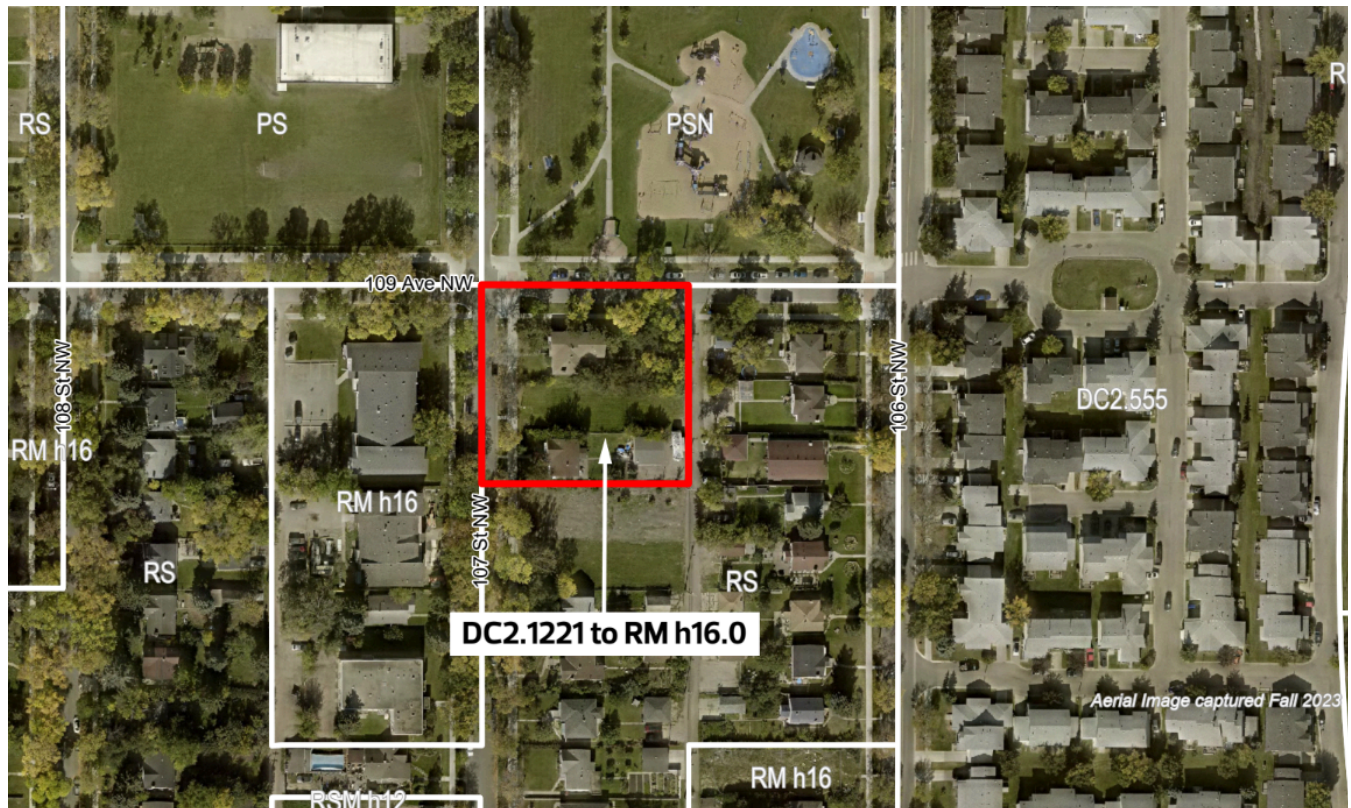


10831, 10835, 10837 & 10839 - 107 Street NW

Position of Administration: Support



Summary

Bylaw 21024 proposes a rezoning from a Direct Control Zone (DC2.1221) to the Medium Scale Residential Zone (RM h16.0) to allow for medium scale housing. Public engagement for this application included a pre-application notice (from the applicant), a mailed notice, site signage, and information on the City's webpage. One person was heard from who had questions regarding the proposal and the rezoning process.

Administration supports this application because it:

- Aligns with The City Plan and the Central District Plan.
- Provides additional housing options within the Central McDougall neighbourhood in proximity to transit, active modes, open space, and amenities.
- Is compatible in scale with the existing and planned development.

Application Details

This application was submitted by Green Space Alliance. The proposed Medium Scale Residential Zone (RM h16.0) would allow development with the following key characteristics:

- Low rise multi-unit residential development.
- A maximum height of 16 metres (approximately 4 storeys).
- A Floor Area Ratio of 2.3.
- Limited opportunities for commercial uses on the ground floor.

Site and Surrounding Area

This site is a corner lot located in the interior of the Central McDougall neighbourhood at the intersection of 109 Avenue NW and 107 Street NW. To the north are both the Central McDougall Park and the John A. McDougall Elementary School. Transit is located on both 109 Street NW to the west, and 107 Avenue NW to the south, with the Kingsway/Royal Alexandra Hospital LRT Stop 390 metres to the north west.

	Existing Zoning	Current Development
Subject Site	Direct Control Zone (DC2.1221) for row housing style multi-unit housing	Single detached housing and a vacant lot
North	Neighbourhood Parks and Services Zone (PSN) & Parks and Services Zone (PS)	Central McDougall Park & John A. McDougall School
East	Small Scale Residential Zone (RS)	Single detached housing
South	Small Scale Residential Zone (RS)	Single detached housing
West	Medium Scale Residential Zone (RM h16.0)	Low rise apartment buildings



View of the site from the northwest at the intersection of 109 Avenue NW and 107 Street NW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application aligns with the Central District Plan, a standard residential zone is proposed, and the number of responses to the mailed notice and site signage. The basic approach included:

Mailed Notice, September 6, 2024

- Notification radius: 60 metres
- Recipients: 104
 - One response received with questions regarding the proposal and with questions regarding the rezoning process.

Site Signage, September 20, 2024

- One rezoning information sign was placed on the property so as to be visible from 109 Avenue NW and 107 Street NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Central McDougall Community League

Application Analysis



Site analysis context

The City Plan

By increasing residential density close to District Mass Transit in the Kingsway/Royal Alexandra Hospital LRT Stop, this application contributes to the Big City Moves of 'A Rebuildable City' and 'A Community of Communities' by helping meet the targets of 50 percent new dwellings constructed through infill, and helping meet the target of having 50 percent of trips made by transit and active transportation.

District Plans

The site is within the Central District Plan which identifies the site as Urban Mix. The property is located between the Centre City node a block to the south on 108 Avenue, and the 111 Avenue Primary Corridor to the north. Normally, only small scale development would be supportable at this location, however; the District Policy allows additional scale to be considered through policy 2.5.2.6 when two of the criteria of the policy are met.

This site is located within 400 metres of a Mass Transit Station in the Kingsway/Royal Alexandra Hospital LRT stop, is a corner site, and is adjacent to a site which allows for more than small scale development, which satisfies three of these criteria as shown in the below table.

As a result consideration can be given to low rise development at this location.

Policy 2.5.2.6 Criteria for Consideration of Additional Scale	Analysis	Policy Alignment
a. In a Node or Corridor Area or within 100 metres of a Node or Corridor Area	The City Centre and the 111 Avenue corridor are located more than 100 metres away from the site.	X
b. Within 400 metres of a Mass Transit Station	The Kingsway/Royal Alexandra Hospital LRT stop is located 390 metres to the north east of the site.	✓
c. Along an Arterial Roadway or a Collector Roadway	109 Avenue NW and 107 Street NW are local roads.	X
d. At a corner site or adjacent to a park or open space.	The site is a corner lot with two parks located across 109 Avenue NW.	✓
e. Adjacent to a site zoned for greater than Small Scale development	The zoning of the site directly to the west, across 107 Street NW is zoned for low-rise residential development (RM h16.0) which has been constructed.	✓

Land Use Compatibility

The RM h16.0 Zone is considered compatible with the primarily small-scale residential development of the immediate area. Impacts to surrounding properties are mitigated by side setbacks of 3 metres. Alternatively, if the height of the proposed development is 12 metres or less, side setback requirements would be 1.5 metres each.

	DC2.1221 Current	RM h16.0 Proposed
Typical Uses	Residential	Residential with limited commercial opportunities on the ground floor
Maximum Height	10.5 m	16.0 m
Maximum Floor Area	2.0	2.3

Minimum Front Setback (107 Street)	4.0 m	3.0 m
Minimum Interior Side Setback	5.5 m	3.0 m
Minimum Flanking Side Setback (109 Avenue)	2.5 m	3.0 m
Minimum Rear Setback (Alley)	2.0 m	3.0 m
Density	Minimum Dwellings: N/A Maximum Dwellings: 13	Minimum Dwellings: 10 Maximum Dwellings: N/A

Mobility

With redevelopment of the site, the existing vehicular access to 109 Avenue NW must be removed. The new vehicular access must be from the abutting lane.

ETS operates numerous bus routes near the rezoning site on 109 Street, 107 Avenue and 111 Avenue. A range of service levels are available on these corridors, including frequent, rapid and local bus routes.

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.

There is a deficiency in on-street fire protection adjacent to the property in terms of hydrant spacing and flow rates. 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.

Written By: Andrew Sherstone

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination