

10948 - 89 Avenue NW

Position of Administration: Support



Summary

Bylaw 21025 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. Administration heard from 15 people, all in opposition. Most concerns were related to the perceived impact on the historic character of the block and the belief that zoning changes outside of the City's Priority Growth Area Rezoning project in the area should not happen.

Administration supports this application because it:

- Will facilitate an increase in residential density in a redeveloping area of the City near transit and active mobility routes.

- Proposes a scale that is compatible with the surrounding neighbourhood and aligned with direction in the Scona District Plan and District Policy.

Application Details

This application was submitted by Eins Development Consulting Ltd. 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 16.0 metres (approximately 4 storeys).
- Limited commercial opportunities at ground level.

At the January 24, 2025 City Council Public Hearing, the following motion was passed:

“That Bylaw 21025 be referred back to Administration to compare the proposal with the RSMH-12 zone and return to a future City Council Public Hearing.”

Additional information about the comparison with the Small-Medium Scale Transition Residential Zone (RSM h12.0) is contained below in this report.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Small Scale Residential Zone (RS)	Small scale housing
North	Small Scale Residential Zone (RS)	Small scale housing
East	Small Scale Residential Zone (RS)	Small scale housing
South	Small Scale Residential Zone (RS)	Small scale housing
West	Small Scale Residential Zone (RS)	Small scale housing



View of site looking north from 89 Avenue NW



View of site looking south from alley

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application aligns statutory plans and planning policies in place. The basic approach included:

Mailed Notice, October 25, 2024

- Notification radius: 60 metres
- Recipients: 328
- Responses: 15, all in opposition.

Site Signage, November 13, 2024

- One rezoning information sign was placed on the property so as to be visible from 89 Avenue NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Garneau Community League

Common comments heard (number of similar comments in brackets beside comments below):

- This block has historic character with many old historic homes. The proposed 4 storey building does not align with this character (x11).
- Zoning should stay as is because the Priority Growth Area Rezoning project responded to feedback and changed from rezoning it to leaving it as is (x7).
- Development of this scale is better on corner sites or along major roads (x6).
- Will add to street parking congestion (x5).
- Garneau already has lots of apartment buildings. In order to ensure housing diversity, existing blocks of houses need to be protected (x4).
- Increased height will increase shadow impacts on surrounding properties (x3).
- Would decrease property values of houses nearby (x3).
- Potential damage from construction to nearby homes, which have very old foundations and structures (x3).
- The lot is too small to accommodate a larger scale building (x3).
- More units will mean more difficult waste collection.
- Construction will cause noise and disruption.

- Negative impacts on backyard privacy.
- Development should happen on vacant sites around the City before a site like this.
- Would result in many lost trees and shrubs.
- Existing zoning would allow for a good amount of infill that is still fitting with the character of the block.

Respondents concerned about the historic character of the block were given information about the City's Inventory of Historic Resources and opportunities for inclusion on the Inventory or historic designation, which includes financial incentives. The existing house on the subject site is not currently listed on the Inventory, and appears to date to circa 1915. The only designated Municipal Historic Resource on the block is the Cecil S. Burgess Residence at 10958 - 89 Avenue and there are two other houses on the block included on the Inventory. There are potentially other houses that could be eligible for inclusion on the Inventory and designation but this requires landowner support and participation.

Application Analysis



Site analysis context

Scona District Plans

Within the Scona District Plan, the site is within the University-Garneau Major Node. Low and Mid rise buildings are supportable throughout Major Nodes. The RM h16.0 Zone would facilitate low rise, primarily residential development, which fits with this direction.

Land Use Compatibility

The RM h16.0 Zone is considered compatible with the mix of land uses in the immediate area including existing small scale residential buildings, but also other low rise buildings to the west.

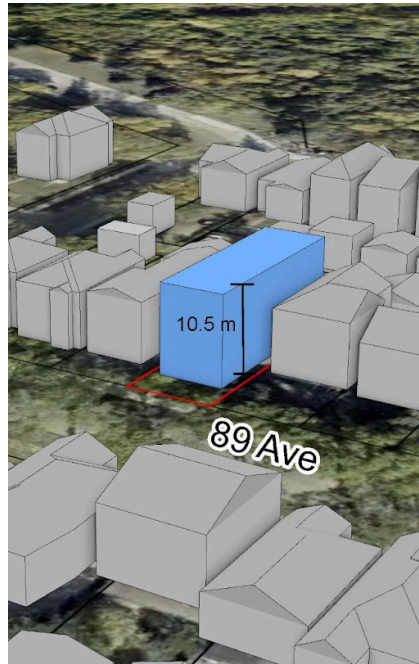
Impacts to surrounding properties are mitigated by side setbacks of 3 metres. Alternatively, if the height of the proposed development is 12 metres or less, side setback requirements would be 1.5 metres each.

	RS Zone Current	RM h16.0 Zone Proposed
Typical Uses	Residential	Residential with limited commercial at ground level
Maximum Height	10.5 m	16.0 m
Maximum Floor Area Ratio	N/A	2.3
Maximum Site Coverage	45%	N/A
Minimum Front Setback (89 Avenue NW)	4.5 m	3.0 m
Minimum Interior Side Setbacks (East and west)	1.2 m	3.0 m (if height above 12.0 m) 1.5 m (if height 12.0 m or less)
Minimum Rear Setback (Alley)	10.0 m	3.0 m
Number of Dwellings	5 maximum No minimum	No maximum 2 minimum

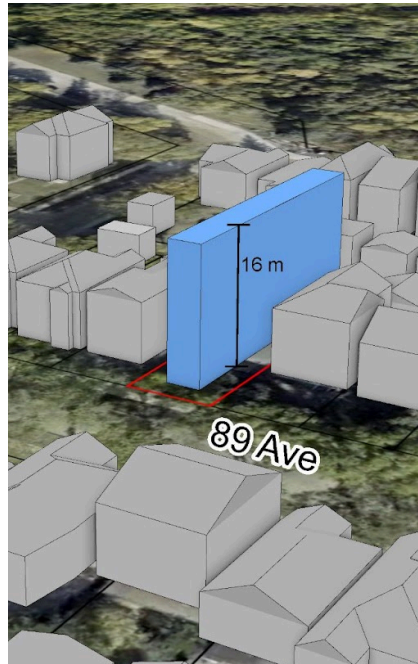
While both the current and proposed zones would allow for a small multi-unit housing development, the proposed zone allows for more height and site coverage. Given the small size of the site, it is unlikely that the full height of 16.0 m could be achieved because of the required

side setbacks (see Model #2 below). It is more likely that the development will be 12.0 m in height with the reduced side setbacks (see Model #3 below).

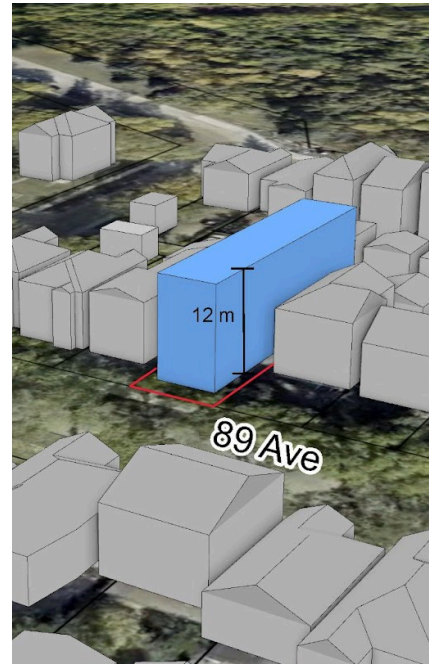
In Major Nodes where mid rise and high rise building are anticipated to be the typical built form, this rezoning will allow for a sensitive increase in density that still contributes towards the intent of the Major Node, but without significantly changing the small scale character of the existing block.



Model #1 - Current RS Zone



Model #2 - RM h16.0 Zone - 16 m

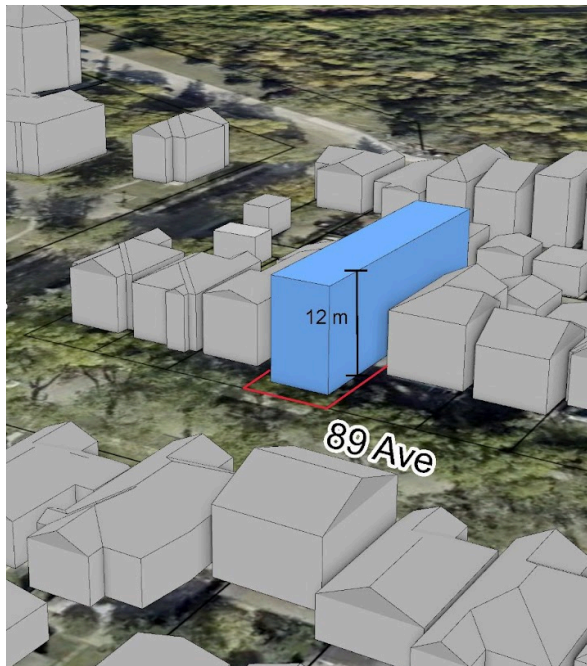


Model #3 - RM h16.0 Zone - 12 m

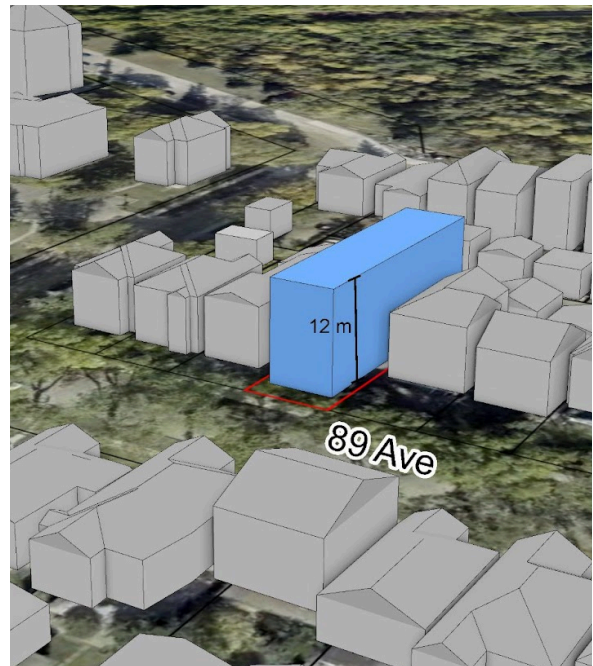
In response to the January 24, 2025 motion, Administration conducted a comparison of this proposal with the Small-Medium Scale Transition Residential Zone (RSM h12.0). On this particular site, while the anticipated built forms are very similar, the RM h16.0 Zone is considered a slightly more sensitive form of infill. This is due to the larger side setbacks required, if the building is developed at 12 metres of height. While the RSM h12.0 has a larger rear setback requirement (5.5 m compared to 3.0 m), it is the sides of the relatively long building closer to the houses to the east and west that would have more impact under RSM h12.0.

	RM h16.0 Zone 12 m Height Option Proposed	RSM h12.0 Zone Comparison
Typical Uses	Residential with limited commercial at ground level	Residential
Maximum Height	12.0 m	12.0 m

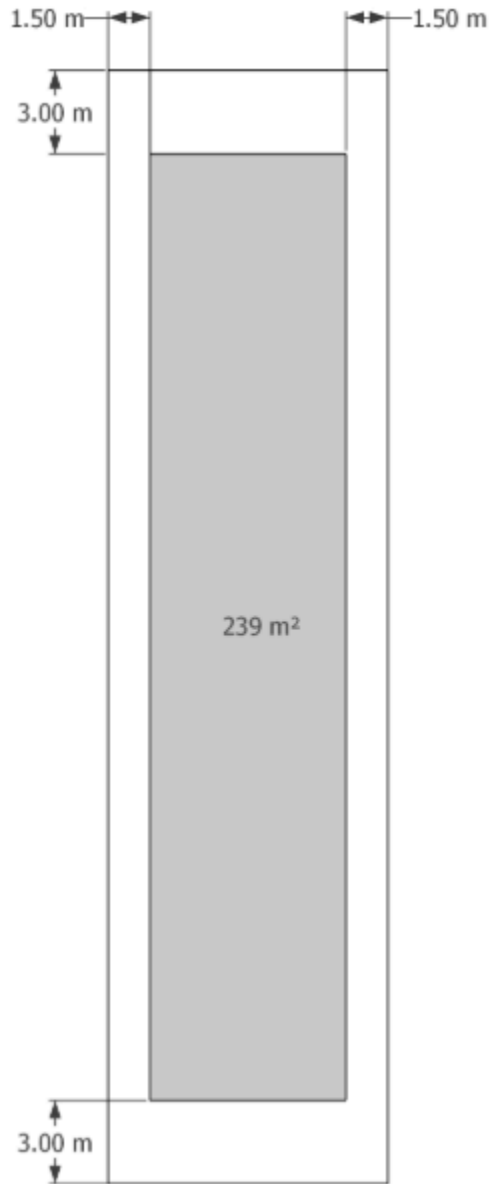
Maximum Floor Area Ratio	2.3	N/A
Maximum Site Coverage	60% (applying setback requirements)	60%
Minimum Front Setback (89 Avenue NW)	3.0 m	3.0 m
Minimum Interior Side Setbacks (East and west)	1.5 m	1.2 m
Minimum Rear Setback (Alley)	3.0 m	5.5 m
Number of Dwellings	No maximum 2 minimum	No maximum 2 minimum



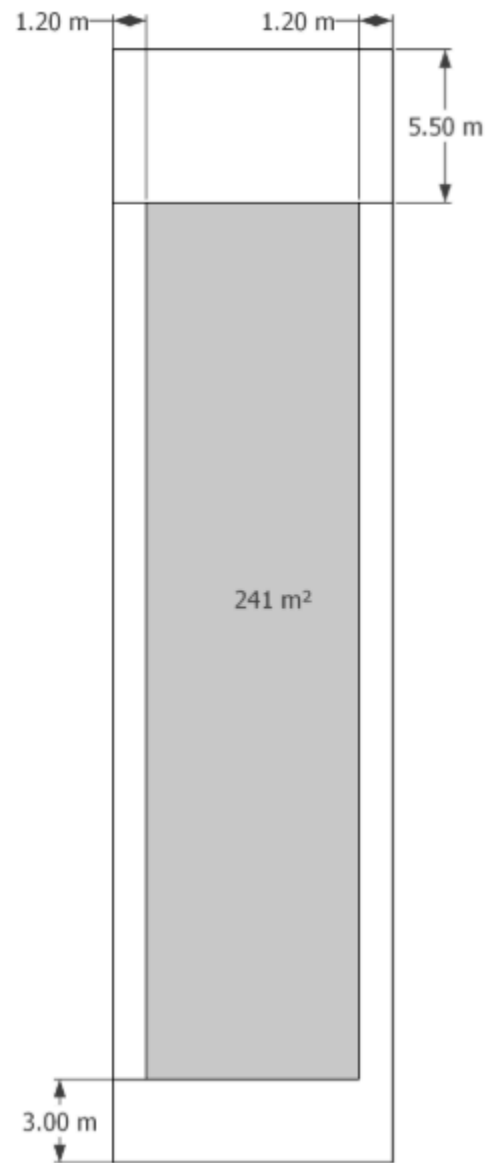
Model #3 - RM h16.0 Zone - 12 m



Model #4 - RSM h12.0 Zone



Potential Site Layout - RM h16.0 Zone - 12 m



Potential Site Layout - RSM h12.0 Zone

Mobility

This rezoning site is well connected to many transportation mode options. There are district connector bike routes along Saskatchewan Drive NW and 109 Street NW, and neighbourhood bike routes along 110 Street NW and 88 Avenue NW. ETS operates bus service near the rezoning site on 109 Street NW, Saskatchewan Drive NW and to/from University Transit Centre / LRT Station, including frequent, express, local and crosstown bus routes. A number of Bus Rapid Transit routes are anticipated to operate nearby on 87 Avenue NW and 109 Street NW as part of the future mass transit network associated with the 1.25 million population scenario of The City Plan.

Vehicle access for the rezoning area will be restricted to the abutting alley. This rezoning will have minimal impacts to the transportation network.

Utilities

Development allowed under the proposed zone would be required to include Low Impact Development or on-site stormwater management techniques utilizing an engineered outflow rate to mitigate its impact on the existing drainage infrastructure. Details of the required Low Impact Development or 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 adjacent water network capacity. The developer may be required to upgrade existing pipes to increase fire flows. 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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Branch: Development Services

Section: Planning Coordination