

A portion of 11120 - 73 Street NW Position of Administration: Support



Summary

Bylaw 21103 proposes a rezoning from the Medium Scale Residential Zone (RM h16.0) to the Urban Institution Zone (UI) to facilitate the expansion of the Concordia University of Edmonton campus.

Charter Bylaw 21101 proposes an amendment to the North Central District Plan to facilitate the proposed rezoning, and Bylaw 21102 proposes amendments to the UI Zone to ensure appropriate compatibility of the zone within the surrounding neighbourhood context.

Public engagement for this application included a mailed notice, site signage and information on the City's webpage. No feedback was received.

Administration supports this application because it:

- Aligns with The City Plan’s goal of supporting educational institutions and contributes to the Big City Move of “A Community of Communities”.
- Facilitates a scale of development that is already planned for this corner site along an arterial roadway across from Borden Park and the Exhibition District Node.

Application Details

This application was submitted by MH Project Planning Ltd. on behalf of Concordia University of Edmonton.

Rezoning

The zoning for most of 11120 - 73 Street NW is already the Urban Institution Zone (UI) and this application would extend this zoning to cover the entire titled parcel. The UI Zone would allow for a low rise (approximately 4 storey) expansion of the university campus with the current intent being for a future student dormitory on the corner of 73 Street NW and 112 Avenue NW.

District Plan Amendment

A proposed amendment to the North Central District Plan is required to expand the Institutional Employment land use designation on “Map 4: Land Use Concept to 1.25 Million” to include the land proposed for rezoning and the land west of 73 Street NW that is already zoned UI.

Text Amendment

A proposed amendment to the UI Zone is required to include the land proposed for rezoning as part of the Concordia University of Edmonton Appendix, to set the required building setback from 112 Avenue NW at 4.0 m, and to set the height at 15.0 m for land west of 73 Street NW.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Medium Scale Residential Zone (RM h16.0)	Small scale housing
North	Parks and Services Zone (PS)	Borden Park
East	Urban Institution Zone (UI)	Concordia University of Edmonton (Ralph King Athletic Centre)
South	Small Scale Residential Zone (RS)	Small scale housing
West	Medium Scale Residential Zone (RM h16.0)	Small scale housing



View of site looking south from 112 Avenue NW



View of site looking north from rear alley

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the differences between the current and proposed zones are minimal. The basic approach included:

Mailed Notice, January 14, 2025

- Notification radius: 60 metres
- Recipients: 70
- Responses: 0

Site Signage, January 31, 2025

- 1 rezoning information sign was placed on the property so as to be visible from 112 Avenue NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Bellevue Community League

Application Analysis



Site analysis context

The City Plan

The City Plan looks to support existing institutional areas and education campuses. By facilitating student housing at the university campus, this proposal will help reduce student commutes and contribute to the Big City Move of “A Community of Communities” by helping support 15-minute districts.

North Central District Plan

In the North Central District Plan, the Concordia campus is identified as an Institutional Employment land use. The land already zoned UI, and the portion of the titled lot proposed for rezoning, are currently identified as the Urban Mix land use which is meant to exclude institutional development. As such, an amendment to the District Plan is proposed to fully align the current and proposed UI zoning with the Institutional Employment land use designation in the District Plan.

The site is across 112 Avenue NW from Borden Park and the Exhibition District Node. District Policy supports low rise development at these kinds of locations.

Land Use Compatibility

The existing Medium Scale Residential Zone (RM h16.0) and the proposed Urban Institution Zone (UI), with the proposed amendments to it, would facilitate very similar low rise development on this corner. Below is a comparison of the RM h16.0 Zone, the UI Zone as it currently applies to

the majority of the titled parcel, and the UI Zone as it would apply to the entire site, if the rezoning and text amendments are approved.

	RM h16.0 Zone Current	UI Zone Proposed	UI Zone Proposed Amendments
Typical Uses	Residential with limited commercial	Residential, commercial or institutional	Residential, commercial or institutional
Maximum Height	16.0 m	14.5 m	15.0 m
Maximum Floor Area Ratio	2.3	5.0 m	
Minimum Setback (112 Avenue NW)	4.5 m	6.0 m	4.0 m
Minimum Setback (73 Street NW)	N/A	3.0 m	
Minimum Interior Side Setback	3.0 m		
Minimum Rear Setback (Alley)	3.0 m		

Mobility

This rezoning site is well connected to many transportation mode options. There is an existing neighbourhood bike route along 112 Avenue NW. As a part of the City's Active Transportation Network Expansion project, a pathway is anticipated to be added along the north side of 112 Avenue NW from 90 Street NW to 76 Street NW. ETS operates bus service near the rezoning site

on 112 Avenue NW and Wayne Gretzky Drive NW. A school special bus route (from Stadium Station to Concordia University) also operates adjacent to the site on 73 Street NW and 112 Avenue NW. The site is less than 100 metres walking distance to nearby bus stops. A mass transit bus route is anticipated to operate on Wayne Gretzky Drive 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 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.

The applicant/owner will be responsible for all costs associated with infrastructure changes required by this application.

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Branch: Development Services

Section: Planning Coordination