

10948 - 89 Avenue NW

Position of Administration: Support



Summary

Bylaw 21025 proposes a rezoning from the Small Scale Residential Zone (RS) to the Small-Medium Scale Transition Residential Zone (RSM h12.0) to allow for a range of small to medium scale housing. Public engagement for this application was carried out when the proposed zone was the Medium Scale Residential Zone (RM h16.0) and 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 Small-Medium Scale Transition Residential Zone (RSM h12.0) would allow development with the following key characteristics:

- A range of small to medium scale residential development.
- A maximum height of 12.0 m (approximately 3 storeys).
- A maximum site coverage of 60%.

This application was initially submitted with the proposed zone being the Medium Scale Residential Zone (RM h16.0). 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.”

At the March 17, 2025 City Council Public Hearing, when the application was still proposing the RM h16.0 Zone but with the additional comparison information provided, the following motion was passed:

“That Bylaw 21025 be referred to Administration to change the proposed zoning from RM h16.0 to RSM h12.0 and return for consideration to a future public hearing”

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

The feedback summarized below is in reference to the RM h16.0 Zone.

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.
- After the March 17, 2025 Council motion, the sign was revised on March 19, 2025 to reflect the proposed Small-Medium Scale Transition Residential Zone (RSM h12.0).

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.

Application Analysis



Site analysis context

Scona District Plan

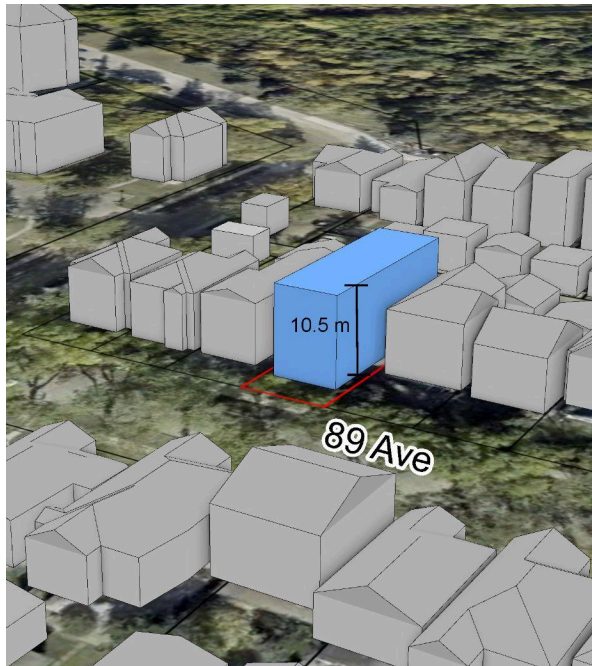
Within the Scona District Plan, the site is within the University-Garneau Major Node. Low and Mid rise buildings are supportable throughout Major Nodes. The RSM h12.0 Zone would facilitate small scale housing, which is generally considered an underdevelopment relative to this policy direction.

Land Use Compatibility

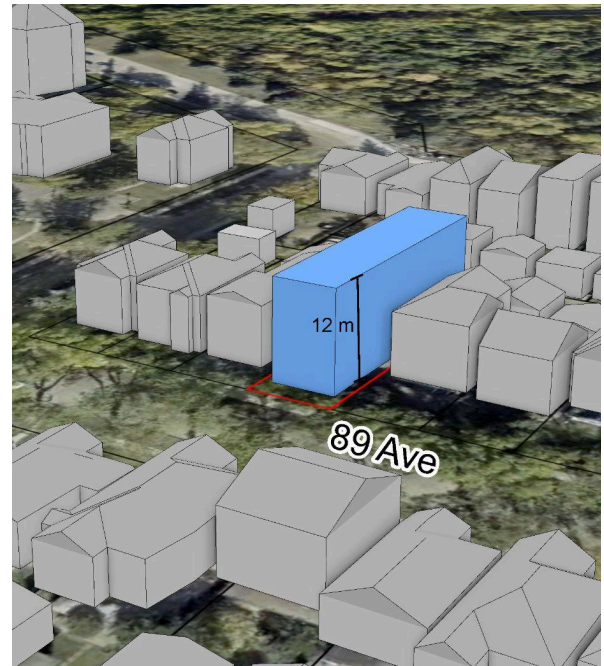
The RSM h12.0 Zone is considered compatible with the mix of land uses in the immediate area including existing small scale residential buildings, but also other low rise buildings to the west.

	RS Zone Current	RSM h12.0 Zone Proposed
Typical Uses	Residential	
Maximum Height	10.5 m	12.0 m
Maximum Site Coverage	45%	60%
Minimum Front Setback (89 Avenue NW)	4.5 m	3.0 m
Minimum Interior Side Setbacks (East and west)	1.2 m	
Minimum Rear Setback (Alley)	10.0 m	5.5 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. This rezoning will allow for a sensitive increase in density without significantly changing the small scale character of the existing block.



Current RS Zone



Proposed RSM h12.0 Zone

Heritage

The existing house on the subject site is not currently listed on the Inventory of Historic Resources, and appears to date to circa 1915. There are five houses on this block that have identified historical significance, with one being a designated Municipal Historic Resource:

- Cecil S. Burgess Residence (1912): 10958 - 89 Avenue - Designated
- Prevey/Gainer Residence (1929): 10934 - 89 Avenue NW
- Dr. Percy R. Talbot Residence (1929): 10942 - 89 Avenue NW
- McBeath Residence (1911): 10947 - 89 Avenue NW
- G.E. Heber Smith Residence (1912): 10953 - 89 Avenue NW

There are several houses on this block that are not on the Inventory, but could be eligible for inclusion. A resource must be listed on the Inventory in order to qualify for designation as a Municipal Historic Resource. Both require landowner support and participation. Despite this concentration of historically significant houses, this block and area of northern Garneau has not been identified as a heritage character area. This was likely due to certainty about University expansion in the early 1980s when the former Garneau Area Redevelopment Plan (ARP) was being created and the idea of a heritage character area was being contemplated.

The Garneau ARP directed an identified heritage character area be created encompassing approximately 4.7 hectares of land between 110 Street NW and 111 Street NW, between 83 Avenue NW and 86 Avenue NW. With the repeal of the ARP, this is now identified in the Scona District Plan as a Special Character Residential Area and has Direct Control Zoning (DC1.6220) designed to encourage the retention and rehabilitation of existing structures while allowing for infill redevelopment with some design considerations. There are currently 10 homes within the Special Character Residential Area that are on the Inventory, but none are designated. A new

Heritage Places Strategy is currently underway, which will examine whether adding or expanding character areas should be part of heritage programming going forward. The Strategy is set to be completed by mid-2026.

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. The alley will be reconstructed in 2025 as part of a local improvement project.

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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