

11203 - 63 Street NW

Position of Administration: Support



Summary

Bylaw 21096 proposes a rezoning from the Small Scale Residential Zone (RS) to the Mixed Use Zone (MU h14.0 f1.8) to allow for small scale mixed use development.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. Administration heard from eighteen people, with four people in support, twelve in opposition and two neutral/questions. Most concerns were related to neighbourhood character (residential not commercial), massing and scale, and uncertainty of development.

Administration supports this application because it:

- Contributes to the Big City Moves to be a Rebuildable City and a Community of Communities.

- Aligns with the District Plan land use designation Urban Mix by allowing for small scale mixed use development.
- Is compatible with surrounding land uses.

Application Details

This application was submitted by TCSYEG on behalf of Distilled Diesel Corporation.

The proposed Mixed Use Zone (MU h14.0 f1.8) would allow development with the following key characteristics:

- Opportunity for residential, commercial and/or community uses, or combination thereof.
- A maximum building height of 14.0 m (approximately 3.5 storeys).
- A maximum floor area ratio of 1.8 FAR.
- Commercial uses at ground level must be oriented to 112 Avenue NW.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Small Scale Residential Zone (RS)	Single Detached Dwelling
North (abutting)	Small Scale Residential Zone (RS)	Single Detached Dwelling
East (across Alley)	Small Scale Residential Zone (RS)	Single Detached Dwelling
South (across 112 Avenue NW)	Small Scale Residential Zone (RS)	Single Detached Dwelling
West (across 63 Street NW)	Small Scale Residential Zone (RS)	Single Detached Dwelling

View of site looking east from 63 Street



Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the proposal is a standard zone and is in general alignment with the District land use designation Urban Mix, and supports the big city moves of The City Plan. The basic approach included:

Mailed Notice, October 28, 2024

- Notification radius: 61 metres
- Recipients: 34
- Responses: 18 (as of March 24/25)
 - In support: 4
 - In opposition: 12
 - No position / questions only: 2

Site Signage, November 18, 2024 and March 13, 2025

- One rezoning information sign indicating the originally proposed MUN Zone was placed on the property on Nov. 18, 2024.
- The sign was updated to reflect the change in proposed zoning from the MUN Zone to the MU h14.0 f1.8 Zone on March 13, 2025 and was placed on the property so as to be visible from 63 Street NW and 112 Avenue NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Highlands Community League

Common comments heard:

- Oppose commercial uses, and a Health Care Facility (8)
- Neighbourhood character (historic and single family) / scale of building (6)
- Uncertainty of what will be developed / mistrust (4)
- Property values (4)
- Commercial desired (4)
- Traffic and safety on 112 Avenue (3)
- Lack of parking for multi-unit residential and commercial development (3)
- Lack of policy understanding and Incorrect application of policy (2)
- Impact to alley (1)
- Impact to boulevard trees (1)
- Increase in crime (1)

Administration worked with the applicant to revise the application rezoning proposal from the Neighbourhood Mixed Use Zone (MUN) to the Mixed Use Zone (MU h14.0 f1.8). This change addresses some community concerns in the following ways:

- Under the MUN Zone, residential is allowed only if the site includes a non-Residential Use while under the MU Zone the site could develop as all residential.
- It would result in a smaller building scale: a 2.0 m lower minimum height and a 1.7 reduction to maximum Floor Area Ratio (FAR).
- A reduced FAR creates more potential for the provision of on site parking, which is determined at the development permit stage by the developer.
- Zoning Bylaw 21000 was created to be flexible within zones (opportunity for residential and non-residential uses) under a land use framework (Urban Mix within District Plans) that supports The City Plan Big City Move to create 15 minute Districts.

Residents were advised that the exact development is not known until the development permit stage, regardless of the zone. Opportunity for small scale non-residential and residential uses along an arterial roadway is an appropriate use of the site. Commercial uses, parking and traffic impacts, and the uncertainty of what will be developed remain as community concerns.

Application Analysis

The City Plan

The Big City Moves point the way to deliberately change the city to welcome 1 million more people. The proposed rezoning contributes to the following Big City Moves:

- A rebuildable city - supports the addition of new infill units.
- A community of communities - facilitates the creation of 15 minute districts that allow people to easily complete their daily needs.



Site analysis context

District Plans

This 795 m² corner site abutting 112 Avenue, an arterial roadway, is located within the North Central District Plan and is identified as Urban Mix. Urban mix includes housing, shops, services and offices in one land use category. This provides opportunities for a mix of housing types close to businesses and services that meet the daily needs of residents. It includes stand alone residential and commercial development as well as mixed use development.

While the purpose of the proposed MU Zone suggests use in Nodes and Corridors, it also states that the site and building design in this zone promotes development that enhances the public realm and publicly accessible amenities to create vibrant, walkable destinations at a scale inviting to pedestrians. The subject site was not considered to be located within a Local Node nor in a location where low rise development would be supported by district policy.

The following policy for Urban Mix was considered for this rezoning application:

2.5.2.6 Consider additional scale in locations that meet at least two of the following criteria:

- a. In a Node or Corridor Area or within 100 m of a Node or Corridor Area.
- b. Within 400 m of a Mass Transit Station.
- c. Along an Arterial Roadway or Collector Roadway.
- d. At a corner site or adjacent to a park or open space.
- e. Adjacent to a site zoned for greater than Small Scale development.

The proposed rezoning, which would facilitate the opportunity for a small scale mixed use development, and a marginal increase in development scale when compared to the existing zone, meets two of the above criteria, specifically, the subject property is a corner site, and is along an arterial roadway. The site is also one and half blocks (approximately 150 m) east of land zoned for mixed use development (MUN), and is a half block west of Highland Park.

The proposed rezoning facilitates the opportunity for a mixed use development at a small scale and supports the concept of walkable, 15 minute Districts and provides residential infill.

Land Use Compatibility

The following table includes a comparison of the existing zone against the two zones considered in this application, where the MU h14.0 f.18 Zone is the proposed zone.

	RS Current	MUN	MU h14.0 f1.8 Proposed
Typical Uses	Residential Uses Commercial Uses (5)	Residential Uses Commercial Uses (13)	Residential Uses Commercial Uses (15) Indoor Self Storage
Maximum Height	10.5 m	16.0 m	14.0 m
Maximum Site Coverage	45%	N/A	
Maximum Floor Area Ratio	N/A	3.5	1.8
Minimum Front Setback (63 Street)	4.5 m	1.0 - 3.0 m for non- residential portions on ground floor abutting a street 3.0 m for ground floor residential abutting a treed street	
Minimum Interior Side Setback	1.2 m - 1.5 m	3.0 m	
Minimum Flanking Side Setback (112 Avenue)	1.2 m - 2.0 m	1.0 - 3.0 m for non- residential portions on ground floor abutting a street 3.0 m for ground floor residential abutting a treed street	
Minimum Rear Setback (Alley)	10.0 m	0 m	

Maximum Number of Dwellings	10 based on 75 m ² minimum Site area per Dwelling	No Maximum
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Non-Residential Use Impacts

Introduction of the MU Zone in this location would allow the opportunity for four commercial uses to occur on the abutting RS site to the north, where they would otherwise be prohibited. The Commercial Uses listed within the RS Zone include Food and Drink Service, Health Service, Indoor Sales and Service, and Office, and must be abutting the interior side lot line of a site zoned for non-residential that permits commercial uses. These uses have additional development regulations such as having a maximum area of 300 m². A Residential Sales Centre is a Commercial Use listed in all the zones compared in the above table.

Not all of the Non-residential uses listed in the MU Zone could be developed on the site. For example, given the site is located within 100 m of public lands (a PSN zoned public park) and listed uses of the MU (and MUN) Zone include: Cannabis Retail Sales, Body Rub Centres and Liquor Stores, they would not be permitted on this site because the Zoning Bylaw would prohibit them due to the site's proximity to a public park.

The MU Zone allows more non-residential uses (of the typical uses referenced in the above table) when compared to the MUN Zone (Major Indoor Entertainment, Indoor Self Storage, and Health Care Facility). These uses have geographic considerations or additional development regulations that would prohibit or mitigate potential impacts of them.

The MU Zone requires all non-residential uses be oriented towards 112 Avenue NW, an arterial roadway, and have main entrances that face the arterial.

Building Footprint

The shape of the building allowed under this zone is flexible. The proposed MU h14.0 f1.8 Zone allows for small scale mixed use development while the MUN Zone would be considered low rise development. The intention of the proposed zone is that it be considered small scale. The proposed zone will allow for a marginal increase in development scale when compared to the existing RS Zone, allowing a higher building (up to +3.5 m). A proposal for a larger building footprint (or an increase in site coverage by maximizing minimum setbacks), would result in a building that is lower than 14.0 m in height. A building to the maximum height would result in a smaller building footprint area.

Mobility

Vehicular access for the site shall be from the abutting lane only. With redevelopment, this lane may require upgrades to a commercial alley standard from 112 Avenue NW to the north

property line. These requirements will be assessed in further detail at the development permit stage.

ETS operates bus service near the rezoning site on 112 Avenue NW and 118 Avenue NW. The site is within 50 m walking distance to a bus stop on 112 Avenue NW.

Mass transit bus routes are anticipated to operate on 118 Avenue NW as part of the future mass transit network associated with the 1.25 million population scenario of The City Plan.

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.

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 infrastructure changes required by this application.

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