

## 9425, 9413 & 9409 - 91 Street NW

### Position of Administration: Support



## Summary

Bylaw 21235 proposes a rezoning from the Medium Scale Residential Zone (RM h16.0) and Small Scale Residential Zone to the Mixed Use Zone (MU h16.0 f3.0) to allow for medium scale mixed use development.

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

Administration supports this application because it:

- Is 200 metres from the Strathearn LRT Station.
- Complies with District Policy and proposes intensification within the Secondary Corridor.
- Enables people to easily complete their daily needs with close proximity to an open space/school site, active travel options and commercial opportunities.

# Application Details

This application was submitted by Situate on behalf of the Landowner.

## Rezoning

The proposed Mixed Use Zone (MU h16.0 f3.0) would allow development with the following key characteristics:

- A maximum height of 16.0 metres (approximately 4 storeys).
- A maximum floor area ratio of 3.0.

## Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Medium Scale Residential Zone (RM h16.0) and Small Scale Residential Zone (RS)	Two Vacant Lots and Single Detached House on the remaining lot (undergoing demolition process)
North	Medium Scale Residential Zone (RM h16.0)	Multi-unit Housing
East	Small Scale Residential Zone (RS)	Single Detached Houses
South	Small Scale Residential Zone (RS)	Single Detached House
West	Neighbourhood Commercial Zone (CN)	Commercial





*View of the site looking east from 91 Street NW*



*View of the site looking southeast from 91 Street NW*

## **Community Insights**

This application was brought forward to the public using a basic approach. This approach was selected because the application proposes a standard zone, and it aligns with The City Plan goals and Southeast District Plan & District Policy. The basic approach included:



## **Mailed Notice, April 11, 2025**

- Notification radius: 60 metres
- Recipients: 75
- Responses: 0

## **Site Signage, May 1, 2025**

- One rezoning information sign was placed on the property so as to be visible from 91 Street NW.

## **Webpage**

- [edmonton.ca/rezoningapplications](https://edmonton.ca/rezoningapplications)

## **Notified Community Organizations**

- Strathearn Community League
- South East Community League Association Area Council

## **Application Analysis**

### **The City Plan**

The proposed rezoning aligns with the big city move 'A Community of Communities' by enabling people to easily complete their daily needs within 15 minutes of home.

### **District Plans**

As per the Southeast District Plan, the majority of the site (9425 & 9413 - 91 Street NW) is located within the 95 Avenue Secondary Corridor. Secondary Corridors are areas along prominent residential and commercial streets that serve as a local destination for surrounding neighbourhoods.

District Policy supports low rise development, as proposed throughout Secondary Corridors. Therefore, the proposed rezoning is considered appropriate at the above mentioned sites.

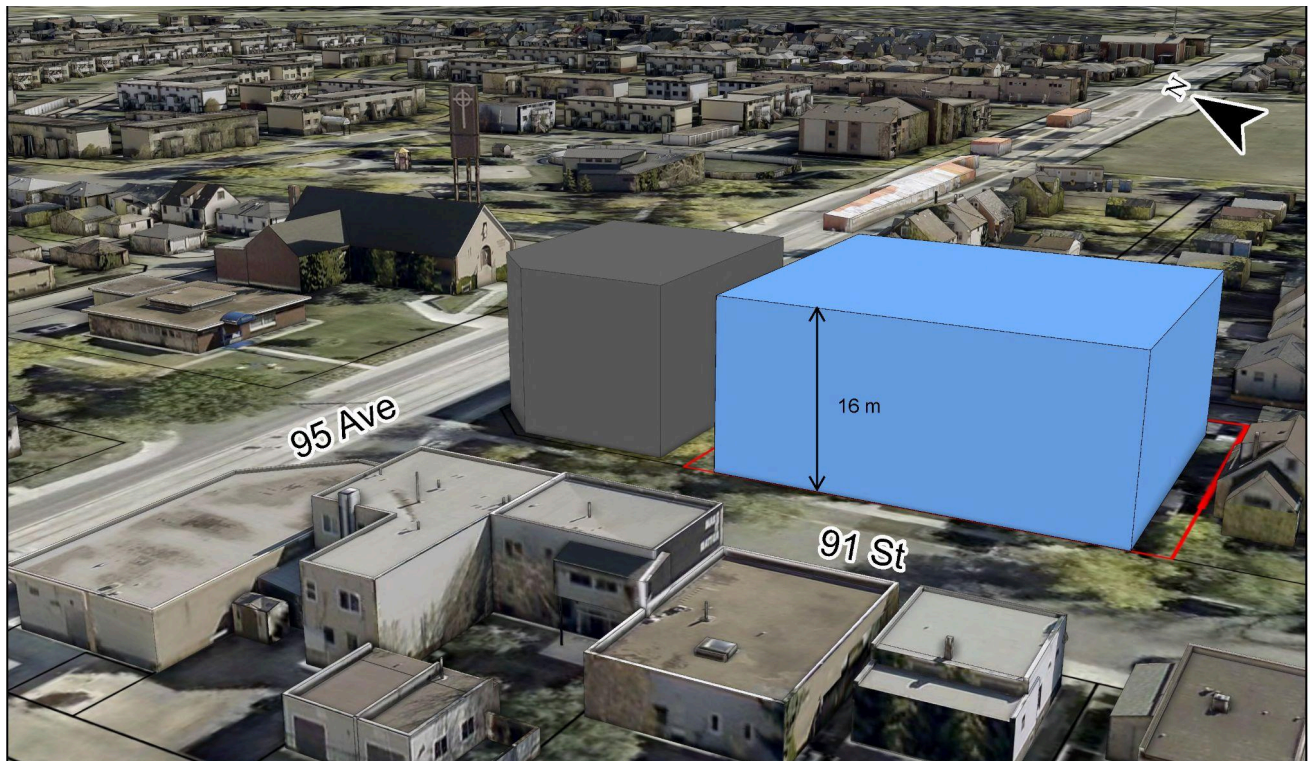
The remaining site (9409 - 91 Street NW) is located outside, at the edge of the 95 Avenue Secondary Corridor. District Policy supports development at the edges of Nodes and Corridors that provides transition to the scale of the surrounding development. The proposed rezoning for the site complies with this criteria as it will provide a transition from the proposed low rise development to the existing small scale residential development to the south.

### **Land Use Compatibility**

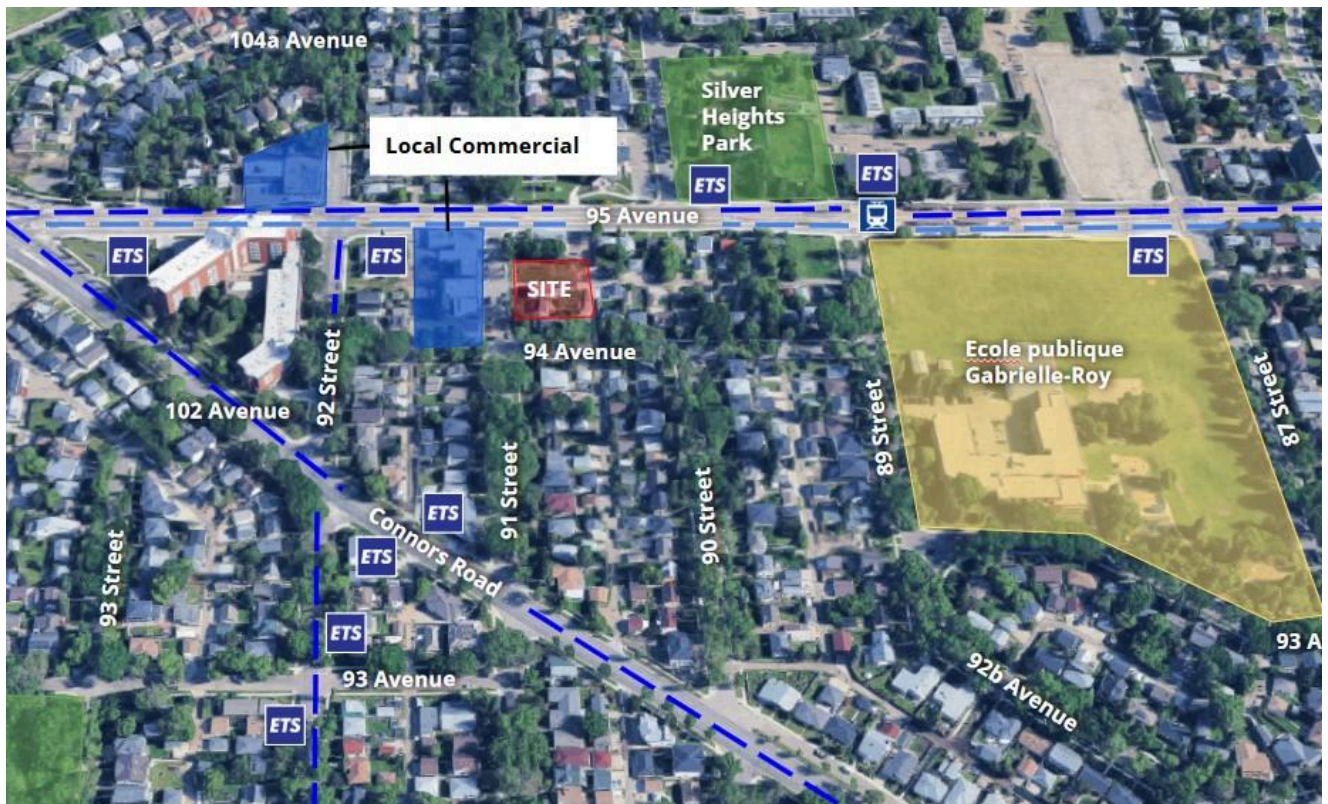
9425 & 9413-91 Street NW - When compared with the existing RM h16.0 Zone, the proposed MU h16.0 f3.0 Zone would allow for similar height & interior setback, a minor increase in Floor Area Ratio, reduced front (in the case of commercial uses) & rear setbacks and an expanded list of uses.

9409-91 Street NW - When compared with the existing RS Zone, the proposed MU h16.0 f3.0 Zone would allow for a larger building with an increased interior setback, reduced front & rear setbacks and an expanded list of uses.

	<b>RM h16.0 (9425 &amp; 9413 - 91 Street NW ) Current</b>	<b>RS (9409 - 91 Street NW) Current</b>	<b>MU h16.0 f3.0 Proposed</b>
<b>Typical Uses</b>	Residential Limited Commercial	Small Scale Residential	Limited residential Commercial
<b>Maximum Height</b>	16.0 m	10.5 m	16.0 m
<b>Maximum Floor Area Ratio</b>	2.3	N/A	3.0
<b>Maximum Site Coverage</b>	N/A	45%	N/A
<b>Minimum Front Setback</b> (91 Street NW)	1.0 m - 3.0 m	4.5 m	0.0 m - 3.0 m
<b>Minimum Interior Side Setbacks</b>	3.0 m	1.2 m - 1.5 m	3.0 m
<b>Minimum Rear Setback</b> (Alley)	3.0 m	10.0 m	0.0 m



3D Model (in blue) of proposed MU h16.0 f3.0 Zone showing maximum floor area ratio & height with increased rear setbacks. The 3D model in grey shows the potential maximum built form of the abutting site to the north, which is zoned RM h16.0.



Site analysis context



The subject site is located in the middle of the block, along a local road (91 Street NW), and abutting a small scale residential development on the south side & multi-unit housing development on the north side.

The block west of the subject site (north of 94 Avenue NW & south of 95 Avenue NW) is currently zoned Neighbourhood Commercial (CN) and houses a variety of commercial businesses. The uses permitted under the proposed MU h16.0 f3.0 Zone are identical to the CN Zone, except, Mixed Use Zone allows indoor self storage and more housing options. Therefore, in terms of land use, the proposed MU h16.0 f3.0 Zone will have little impact on the adjacent properties. Additionally, to mitigate the impacts of the proposed redevelopment on the abutting (south) small scale residential zoned site, the proposed MU h16.0 f3.0 Zone requires an interior setback of 3.0 m, which is greater than what is required in the existing RS Zone. Therefore, the proposed MU h16.0 f3.0 Zone would have minimal impact on the abutting & adjacent properties and is appropriate for this location.

## **Mobility**

The rezoning site is well-served by many transportation mode options. Vehicular access is required from the alley and the alley was reconstructed in 2024 as part of the Strathearn Alley Renewal project.

The site is roughly 350 m walking distance to the Strathearn LRT Stop. ETS operates numerous bus routes near the rezoning site on 95 Avenue NW and Connors Road NW. A range of service levels are available on these corridors, including local, community and express bus routes.

## **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 contact the Edmonton Fire Rescue Services (EFRS) to address this deficiency. EFRS will perform an Infill Fire Protection Assessment 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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Branch: Development Services

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