

10845 & 10849 - 76 Avenue NW Position of Administration: Support



Summary

Bylaw 21252 proposes a rezoning from the Medium Scale Residential Zone (RM h16.0) to the Mixed Use Zone (MU h16.0 f2.3 cf) to allow medium 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 2 people all of whom were in support of the application, citing the suitability of the site and surrounding context for mixed use development.

Administration supports this application because it:

- Will facilitate mixed use development in a redeveloping area of the City near existing transit, future bus rapid transit, and active modes of transportation.

- Proposes a scale that is aligned with direction in the Scona District Plan and District Policy for Secondary Corridors.

Application Details

This application was submitted by KSA Permitting & Consulting Inc. on behalf of Sapphire Queen Ltd.

Rezoning

The proposed Mixed Use Zone (MU h16.0 f2.3 cf) would allow development with the following key characteristics:

- A range of uses including housing, recreation, commerce, and employment opportunities.
- A maximum height of 16 metres (approximately 4 storeys).
- All ground floor building frontages must consist of non-residential uses that are oriented towards the adjacent streets.

Site and Surrounding Area

| | Existing Zoning | Current Development |
|--------------|--|---|
| Subject Site | Medium Scale Residential Zone (RM h16.0) | Vacant |
| North | Mixed Use Zone (MU h16.0 f3.5 cf) | 5-storey commercial building (United Health Centres) |
| East | Medium Scale Residential Zone (RM h16.0) | Single Detached House |
| South | Medium Scale Residential Zone (RM h16.0) | Partially vacant Partially occupied by single detached housing |
| West | Medium Scale Residential Zone (RM h16.0) | 2-storey multi-unit housing (Sorrentino’s Compassion House) |



View of site looking south from 76 Avenue NW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application is proposing development at the same scale as the existing zoning, in alignment with Scona District Plan. The basic approach included:

Mailed Notice, April 8, 2025

- Notification radius: 60 metres
- Recipients: 188
- Responses: 2, both in support

Site Signage, April 25, 2025

- One rezoning information sign was placed on the property so as to be visible from 109 Street NW and 76 Avenue NW.

Webpage

- edmonton.ca/rezoningapplications

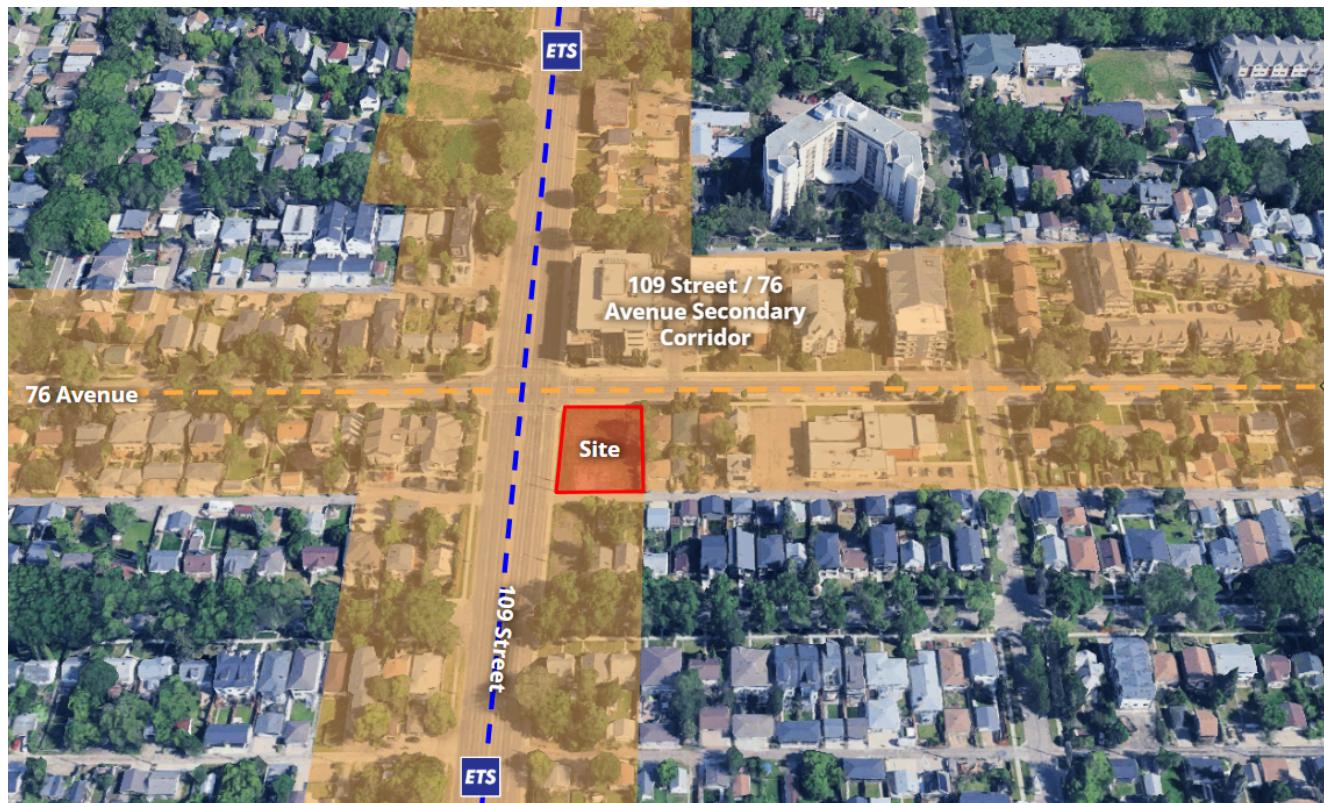
Notified Community Organizations

- Queen Alexandra Community League
- McKernan Community League

Common comments heard

- Suitable location for mixed use development
- Neighborhood residents will benefit from additional commercial services
- Site is well connected to transit along 109 Street

Application Analysis



Site analysis context

The City Plan

The proposed rezoning aligns with two Big City Moves in The City Plan: “A Rebuildable City”, and a “Community of Communities”. Goals associated with a Rebuildable City include adding 50% of net new units through infill city-wide, and welcoming 600,000 additional residents into the redeveloping area. Goals associated with the Community of Communities include: 50% of trips made by transit and active transportation, and the creation of areas that allow people to meet their daily needs within 15-minutes of where they live.

Scona District Plan

In the Scona District Plan, the site is located within the 109 Street Secondary Corridor. Secondary Corridors are areas along prominent residential and commercial streets that serve as a local destination for surrounding neighbourhoods. They connect to Nodes, feature diverse travel modes and may evolve as more commercial or residential over time.

At 16 meters in height, or approximately 4 storeys, the District Policy would define the scale of development permitted under the proposed MU h16 f2.3 cf as Low Rise (up to 4 storeys), with

Policy 2.4.7.1 of the District Policy supporting Low Rise development through Secondary Corridors.

There are Area-Specific Policies in the Scona District Plan that apply along 109 Street NW. Though mostly related to streetscape improvements through full road reconstruction in the long term, incremental improvements through private redevelopment are also encouraged. The proposed MU h16 f2.3 cf Zone allows for future development to meet these policies, which will need to be considered in the building design at the development permit stage. A future building here should have a primary entrance facing 109 Street NW, patios and outdoor seating areas for commercial uses located along 109 Street NW and be designed and constructed to mitigate roadway noise for adjacent residential development.

Land Use Compatibility

Both the existing RM h16 Zone and the proposed MU h16 f2.3 cf Zone are very similar in scale, both having a maximum height of 16 meters and allowing for similar building footprint with minor changes to the setbacks from the streets (from 4.5 meters to 3.0 meters, respectively).

The proposed MU h16 f2.3 cf allows for greater flexibility for the development of commercial uses. Whereas the current RM h16 Zone has a smaller list of commercial uses that can only be developed on the ground floor of a residential building and limited to 300 m² per individual establishment, the proposed MU h16 f2.3 cf allows for a greater variety of commercial uses and less limitations on establishment size.

Given the site's location along 109 Street, the MU h16 f2.3 cf Zone will allow for the continued development of this street into a prominent corridor supporting a mix of uses that serve as a local destination, as envisioned by the Scona District Plan.

Mobility

For site redevelopment, vehicle access must be solely from the adjacent east-west alley south of the site. Depending on the scale of development and associated use of the alley, upgrades may be required to a paved commercial standard from the east property line to 109 Street. The applicant/owner might also need to include a 0.5-meter hard-surfaced setback from the alley.

Policy B.2(e) of the Scona District Plan requires consideration of the closure of the abutting east-west alley and construction of a new alley paralleling 109 Street in order to support the pedestrianization of 109 Street. This is not feasible at this site due to impacts on access for other properties and conflicts with the 76 Avenue bike lane if a new north-south alley were constructed.

ETS operates bus service nearby on 109 Street. The site is roughly 50m walking distance to a nearby bus stop.

The future mass transit network in the area is anticipated to include Bus Rapid Transit (BRT) routes operating on 109 Street in the mass transit network associated with the 1.25 million population scenario of the City Plan. Additional mass transit bus routes (similar to existing frequent bus routes in the area) are also anticipated to operate on 109 Street in the future network. Design of 109 Street is still to be determined, but infrastructure required on the corridor is anticipated to include improved sidewalks, upgraded bus stops and dedicated lanes

for transit. A BRT stop/station may be located near the site at the intersection of 76 Avenue and 109 Street.

Utilities

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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