

15606 & 15612 110 Avenue NW

Position of Administration: Support



Summary

Bylaw 21330 proposes a rezoning from the Small Scale Residential Zone (RS) to the Medium Scale Residential Zone (RM h16.0) to allow for medium scale housing with limited commercial opportunities at ground level.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. Administration has heard from 15 people with most concerns related to traffic congestion and parking.

Administration supports this application because it:

- Aligns with The City Plan, Jasper Place District Plan, and District Policy.
- Provides additional housing options within the Mayfield neighbourhood in proximity to transit, active modes, open space, and amenities.
- Is compatible in scale with the existing and planned development.

Application Details

This application was submitted by Smart Home Builder. The proposed Medium Scale Residential Zone (RM h16.0) would allow development with the following key characteristics:

- A maximum height of 16.0 metres (approx. 4 storeys).
- A maximum Floor Area Ratio of 2.3 (with bonusing, up to 3.7).

The application initially proposed to rezone 15606 110 Avenue NW, with a later revision to include 15612 110 Avenue NW.

Site and Surrounding Area



View of the site from 110 Avenue at the intersection with 157 Street NW.

	Existing Zoning	Current Development
Subject Sites	Small Scale Residential Zone (RS)	Single detached housing
North	Small Scale Residential Zone (RS)	Single detached housing
East	Small Scale Residential Zone (RS)	Single detached housing
South	Small Scale Residential Zone (RS)	Single detached housing
West	Small Scale Residential Zone (RS) Public Utility Zone (PU)	Single detached housing Fire Station

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application aligns with the Jasper Place District Plan, a standard residential zone is proposed, and the number of responses to the mailed notice and site signage. The basic approach included:

Mailed Notices, July 21, 2025 and August 29, 2025

- Notification radius: 60 metres
- Recipients: 42
- Responses: 15
 - In support: 1
 - In opposition: 13
 - Questions only: 1

Site Signage, October 13, 2025

- 2 rezoning information signs were placed on the property so as to be visible from 156 Street and 110 Avenue, and 157 Street and 110 Avenue NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Mayfield Community League
- High Park Community League

Common comments heard (number of similar comments in brackets beside comments below):

- Support for additional residential density to support school enrollment (x1)
- Concerns about traffic impacts and parking availability (x11)
- Concerns about massing, shadowing, and neighbourhood compatibility (x7)
- Concerns about the impact on infrastructure, loss of trees and green space, and reduced property values (x10)
- Concerns with the extent of community consultation (x1)

Application Analysis



Site analysis context

The City Plan

The proposed rezoning would increase residential density within a Secondary Corridor, in proximity to bus routes, active modes, services, and amenities. The application contributes to Big City Moves, “A Community of Communities” and “A Rebuildable City” which point the way to deliberately change the city to welcome 1 million more people.

The proposed rezoning contributes to the following Big City Moves by:

- Supporting the addition of new infill units.
- Facilitating the creation of 15 minute districts that allow people to easily complete their daily needs.

District Plans

The site is within the Jasper Place District Plan which identifies the site as Urban Mix. The Urban Mix land use category provides opportunities for a mix of housing types, shops, services, and offices intended to meet the daily needs of residents.

The property is located in the 156 Street secondary corridor. Secondary corridors are areas along an arterial or collector roadway that serves as a local destination for surrounding communities and supports residential and employment growth.

District Policy supports Low Rise development throughout Secondary Corridors. The RM h16.0 Zone would facilitate low rise, primarily residential development, which fits with this direction.

The Jasper Place District Plan also identifies the 156 Street corridor as a Priority Growth Area. These areas are projected to undergo increased residential and commercial development as Edmonton's population approaches 1.25 million.

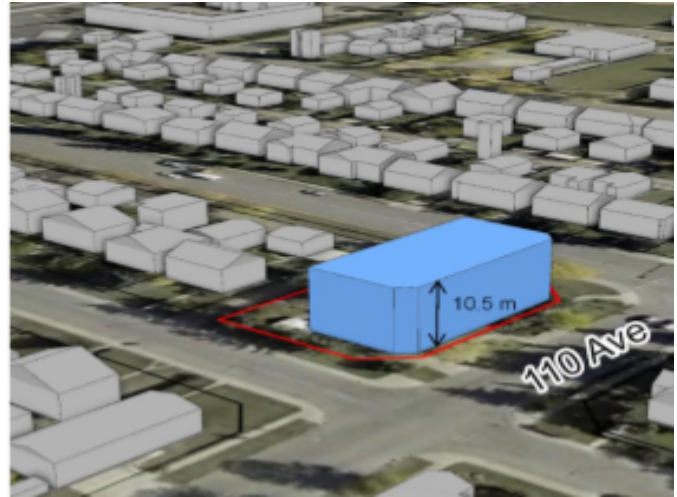
Land Use Compatibility

The RM h16.0 Zone is considered compatible with the primarily small-scale residential development of the immediate area. Impacts to surrounding properties are mitigated by the roads and alley which surround all sides of the site.

	RS Current	RM h16.0 Proposed
Typical Uses	Residential	Residential with limited commercial opportunities on the ground floor
Maximum Height	10.5 m	16.0 m
Site Coverage	45%	N/A
Maximum Floor Area	N/A	2.3 (with bonusing, up to 3.7)
Minimum Setback from 110 Avenue	1.2 m - 2.0 m	3.0 m
Minimum Setback from 156 Street	4.5 m	3.0 m
Minimum Setback from 157 Street	4.5 m	3.0 m
Minimum Setback from Alley	1.2 m -1.9 m	3.0 m
Density	Minimum Dwellings: N/A Maximum Dwellings: 16	Minimum Dwellings: 5 Maximum Dwellings: N/A



3D Model: Current RS Zone (looking northeast)



3D Model: Proposed RM h16 (looking northeast)

Mobility

The rezoning sites are adequately served by multiple transportation modes and are not expected to have a significant impact on the transportation network. Vehicle accesses for the proposed rezoning sites would be restricted to the abutting alley only. A neighbourhood bike route runs along 110 Avenue, while 107 Avenue and 163 Street are planned as district connector bike routes.

ETS currently operates local bus service nearby on 156 Street NW and 110 Avenue NW which connects transit riders between Jasper Place Transit Centre and Westmount Transit Centre.

Utilities

A sanitary service connection is available to the site. Either Low Impact Development (LID) must be utilized with the proposed development, or a storm service with onsite stormwater management will be required.

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