

## 7404 - 108 Street NW

### Position of Administration: Support



## Summary

Bylaw 21427 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 included a mailed notice, site signage, information on the City's webpage, and an Engaged Edmonton webpage. Administration heard from 23 people with most concerns related to parking and traffic, scale and character.

Administration supports this application because it:

- Provides additional density at a corner site near a Secondary Corridor as directed by the Scona District Plan and District Policy.

- Supports The City Plan objectives of adding 50% of new units through infill development and 50% of trips through active or public transportation.
- Proposes a scale and use that is compatible with the surrounding properties.

## Application Details

This application was submitted by Landev Architecture Inc. on behalf of 22 Investments Corp.

The proposed Small-Medium Scale Transition Residential Zone (RSM h12.0) would allow development with the following key characteristics:

- Small Scale residential development in the form of row housing and multi-unit housing.
- A maximum height of 12.0 metres (approximately 3 storeys).
- A maximum site coverage of 60%.

## Site and Surrounding Area

The site consists of one lot located north of 74 Avenue NW and west of 108 Street NW approximately 790 square metres in size with the Queen Alexandra neighborhood. Currently, there is an existing 7 unit housing development on the site built in 1969. The site is near the 109 Street NW Secondary Corridor with the surrounding land being zoned RS.

	Existing Zoning	Current Development
<b>Subject Site</b>	Small Scale Residential Zone (RS)	Multi-unit housing
<b>North</b>	Small Scale Residential Zone (RS)	Small scale residential development
<b>East</b>	Small Scale Residential Zone (RS)	Small scale residential development
<b>South</b>	Small Scale Residential Zone (RS)	Small scale residential development
<b>West</b>	Small Scale Residential Zone (RS)	Small scale residential development



*View of site looking west from 108 Street NW*



*View of site looking north from 74 Avenue NW*

## **Community Insights**

This application was brought forward to the public using a broadened approach. This approach was selected after the mailed notice was sent out because of the extensive public response that was received. The broadened approach included:

### **Mailed Notice, September 23, 2025**

- Notification radius: 60 metres
- Recipients: 81
- Responses: 23
  - In support: 0
  - In opposition: 21
  - Mixed/Questions only: 2

- The revision to the application was noted in the postcard with the Engaged Edmonton page on November 27, 2025.

### **Engaged Edmonton Webpage, December 1, 2025 to December 14, 2025**

- Visited the page: 94
- Submitted a question or forum response: 0
  - In support: 0
  - In opposition: 21
  - Mixed/Questions only: 2

### **Site Signage, September 25, 2025**

- One rezoning information sign was placed on the property so as to be visible from 74 Avenue NW and 108 Street NW
- The sign was updated on January 8, 2025 to reflect the revision to the Small-Medium Scale Transition Residential Zone (RSM h12.0).

### **Webpage**

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

### **Optional Email Notifications**

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

### **Notified Community Organizations**

- Queen Alexandra Community League
- Central Area Council of Community Leagues

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

Concerns:

- Proposed rezoning will exacerbate existing on-street parking shortages (17).
- Rezoning is not compatible with the neighbourhood and will change the character (12).
- Increased traffic congestion (11).
- Concerns over pedestrian, animal and vehicle safety in the area due to narrow streets, particularly with children (10).
- Building height is too tall/sun shadow impacts (e.g. neighbouring gardens, solar panels) (10).
- The current zone is sufficient for infill development, or allows for too much (7).

A full “What We Heard” Public Engagement Report is found in Appendix 1. No formal feedback or position was provided by a community league.

## Application Analysis

### The City Plan

The City Plan is Edmonton’s strategic roadmap for planning and development as we grow to a population of two million. The rezoning site is identified in The City Plan as being within the redeveloping area which is an important part of how Edmonton will manage and accommodate growth. This proposed rezoning will help meet The City Plan target of adding 50% of net new units through infill in the redeveloping area which is known as the “Rebuildable City” Big City Move in The City Plan. The proximity of the site to bus routes and the 109 Street and 76 Avenue Secondary Corridors will help achieve the “Community of Communities” Big City Move which includes the goal of having 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

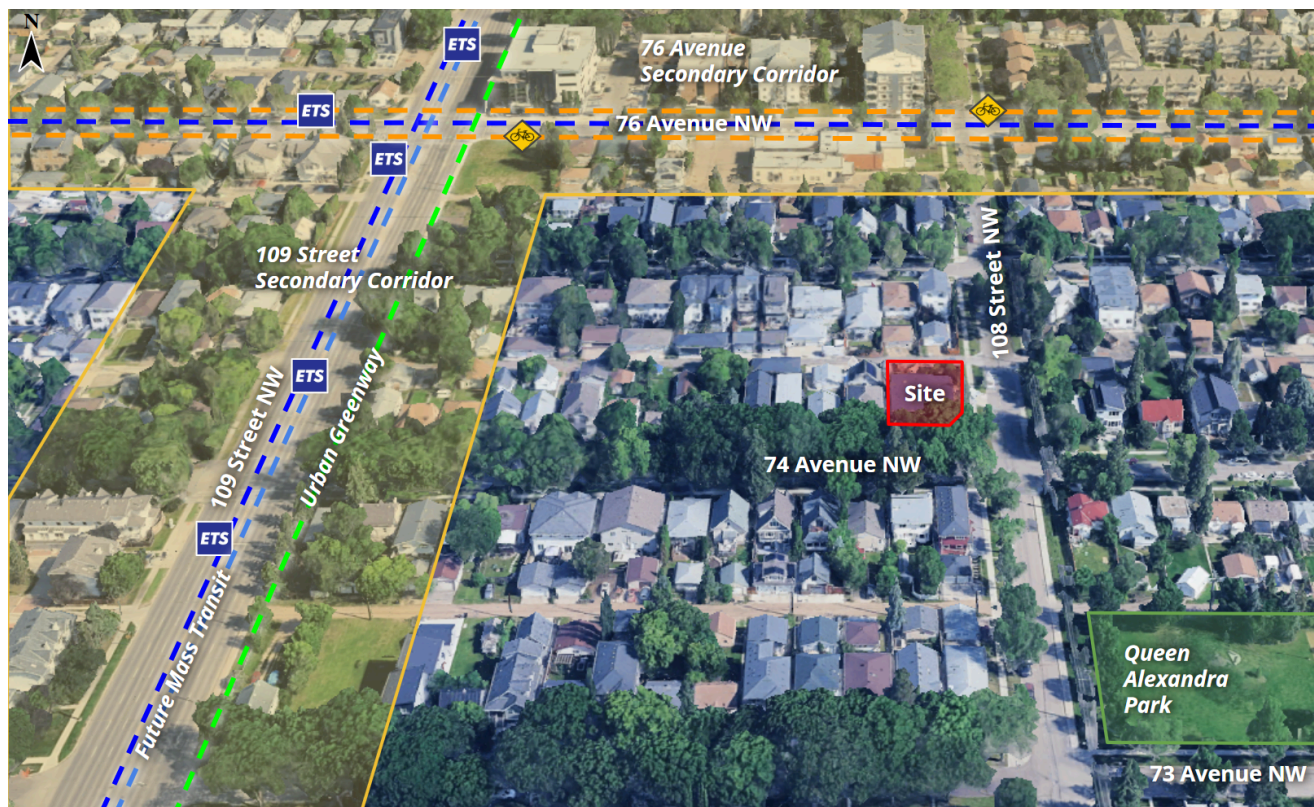
The site is identified as Urban Mix within the Scona District Plan. Urban Mix Areas include a range of uses like housing, shops, services and offices under one category to help meet the daily needs of residents. Development in Urban Mix areas can include residential, commercial and mixed use development.

In areas outside of Nodes and Corridors, more intense Small Scale residential development with greater massing is supported by District Policy on corner sites that meet at least one contextual criteria as outlined and identified in the table below.

District Policy Criteria for Supporting More Intense Small Scale Development with Greater Massing on Corner Sites (2.5.2.5)	Analysis	Compliance (Yes or No)
a. Within 100 metres of a Node or Corridor Area,	The site is within 100 meters of the 109 Street Secondary Corridor.	Yes
b. Within 400 metres of a Mass Transit Station, or	The site is not within 400 metres of a mass transit station.	No
c. Along an Arterial Roadway or a Collector Roadway.	The site is along two Local Roadways and is not along an Arterial or Collector Roadway.	No

The site is a corner site and is within 100 metres of the 109 Street Secondary Corridor, therefore, the proposed RSM h12.0 Zone is supportable by District Policy at this location.

## Land Use Compatibility



### Site analysis context

The site is located on a corner lot abutting two local roads and an alley within the Queen Alexandra neighbourhood. It is close to the 109 Street Secondary Corridor, Queen Alexandra Park, the 76 Avenue Secondary Corridor and future mass transit providing convenient access to various shops, services and recreational opportunities. The Scona District Plan and District Policy support the location of this proposed rezoning to RSM h12.0.

The current RS Zone allows for a range of housing types from single detached dwellings to multi-unit housing up to 3 storeys in height. Based on the site size, a maximum of 10 units could be developed on-site under the existing zoning.

The key differences between the RS Zone and RSM h12.0 Zone include:

- An additional 1.5 metres of height in the RSM h12.0 Zone.
- An additional 15% site coverage in the RSM h12.0 Zone.
- No maximum number of dwellings in the RSM h12.0 Zone.

The uses allowed under the current RS Zone and the proposed RSM h12.0 Zone are the same.

The proposed RSM h12.0 Zone is compatible with the surrounding development as it's a corner site that is surrounded by roadways on three of its four sides (108 Street, 74 Avenue and an alley), which will help mitigate impacts caused by increased height and site coverage under the proposed zone. A minimum 1.2 metre setback is required from the western property line which

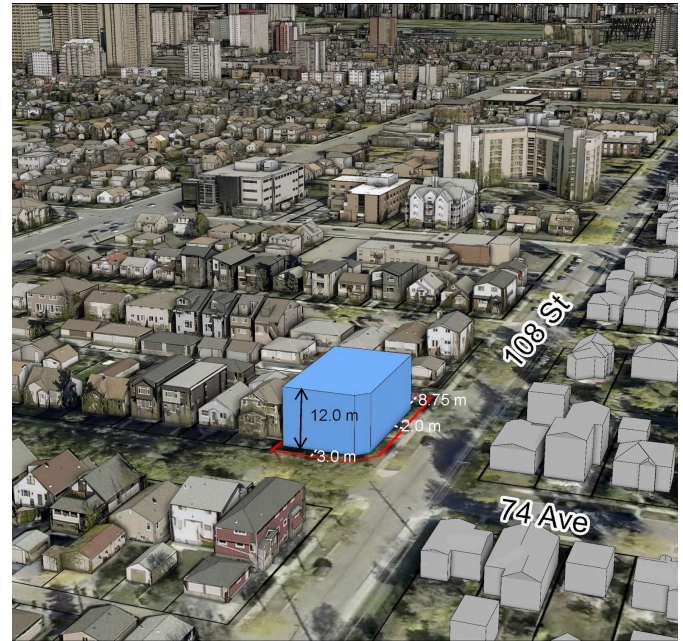
increases to 1.5 metres if row housing or multi-unit housing is proposed, and faces either side lot line.

The proposed scale and uses within the proposed RSM h12.0 Zone are appropriate at this location and compatible with the surrounding development. A comparison of key development regulations is provided below:

	<b>RS Current</b>	<b>RSM h12.0 Proposed</b>
<b>Typical Uses</b>	Small scale residential	More intense small scale residential with greater massing
<b>Maximum Height</b>	10.0 metres	12.0 metres
<b>Minimum Front Setback</b> (74 Avenue NW)	4.5 metres	3.0 metres - 4.5 metres
<b>Minimum Interior Side Setback</b>	1.2 metres	1.2 metres - 1.5 metres
<b>Minimum Flanking Side Setback</b> (108 Street NW)	1.2 m	2.0 m
<b>Minimum Rear Setback</b> (Alley)	10.0 metres	5.5 metres
<b>Maximum Site Coverage</b>	45%	60%
<b>Number of Dwellings</b>	Min: N/A Max: 10	Min: 3 Max: N/A



Current RS Zone 3D Model



Proposed RSM h12.0 Zone 3D Model

## Mobility

Upon redevelopment, vehicle access must be provided from an adjacent alley and the existing access off 108 Street must be removed. To better align with the City's residential alley standard of 6 metre right-of-way, the owner may be required to convert 0.5 metres of the required rear setback area to hard-surfacing along the east-west alley at the development permit stage.

ETS operates frequent and local bus routes on 109 Street and the site is roughly 150 metre walking distance to nearby bus stops. The future mass transit network in the area is anticipated to include Bus Rapid Transit (BRT) routes on 109 Street as part of the 1.25 million mass transit network.

## 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 at the Development Permit stage. 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.

## Appendices

### 1. "What We Heard" Public Engagement Report

Written By: Andrew Olsen

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

# What We Heard Report

## Queen Alexandra

### LDA25-0357

Edmonton

## Public Engagement Feedback Summary

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**Project Address:** 7404 - 108 Street NW.

**Project Description:** The City has received a rezoning application from Landev Architecture Inc. The current zone is the Small Scale Residential Zone (RS) and the proposed zone is the Small-Medium Scale Transition Residential Zone (RSM h12.0). Initially, the RSM h14.0 Zone was proposed, but after initial feedback from the City, the applicant chose to revise the application and change to the RSM h12.0 Zone.

**Engagement Format:** Online Engagement Webpage - Engaged Edmonton:  
<https://engaged.edmonton.ca/queenalexandrasm>

**Engagement Dates:** December 1, 2025 - December 14, 2025

**Number Of Visitors:**

- Visited the page: 94
- Submitted a question or forum response: 0
- Contacted the planner directly: 23

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## About This Report

The information in this report includes summarized feedback received between December 1 to December 14, 2025 through online engagement via the Engaged Edmonton platform and emails submitted directly to the file planner (up to January 5, 2026).

The public feedback received will be considered during the planning analysis to ensure the review of the application takes local context into consideration and is as complete as possible. It will also be used to inform conversations with the applicant about potential revisions to the proposal to address concerns or opportunities raised.

This report is shared with all web page visitors who provided their email address for updates on this file. This summary will also be shared with the applicant and the Ward Councillor, and will be an Appendix to the Council Report should the application proceed to a Public Hearing.

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## Engagement Format

The Engaged Edmonton webpage included an overview of the application, information on the development and rezoning process and contact information for the file planner. Two participation tools were available for participants: one to ask questions and one to leave feedback.

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## Feedback Summary

The comments are summarized by the main themes below, with the number of times a similar comment was made by participants recorded in brackets following that comment.

This section summarizes the main themes collected.

Number of Responses: 23

In Support: 0

In Opposition: 21

Mixed/Questions Only: 2

The most common **concerns** heard were:

**Parking and Traffic:** The community firmly believes that parking and traffic on this street are at capacity and that adding additional density at this location will exacerbate existing on-street parking shortages and traffic congestion. Many felt that the parking and traffic situation would contribute to additional safety concerns, particularly around pedestrian, animal and vehicle safety in addition to difficult emergency vehicle access due to the narrow streets. We heard from some residents that on-site parking should be provided for any development on this site under the proposed zone.

**Scale and Character:** There was a belief that the development allowed under the proposed zone is too large in scale (e.g. height, site coverage, density, reduced setbacks) and would not fit the character of Queen Alexandra as a neighbourhood. Sun shadow impacts on neighbouring gardens and solar panels from the increased height were a common concern.

**Neighbourhood and Community Infrastructure:** Concern over infrastructure capacity (e.g. sewers, water, power, roads) being unable to handle additional density were common concerns raised by the respondents. There were also concerns about creating waste collection issues or exacerbating existing issues (e.g. number of bins, overflowing).

**Policy Context:** Several respondents felt that the current multi-unit housing development on-site under the RS is sufficient for infill development, or already provides too much density. Some also felt that density should be located closer to Whyte Avenue or the University.

**Affordability and Land Value:** Several members of the community felt that the proposed rezoning will decrease property values in the neighbourhood. Others felt that development is driven by profit and not affordability or fitting in with the neighbourhood.

**Existing On-Site Issues:** Several concerns were raised about additional units being added to the existing development on-site without permits. Some also raise concerns about the maintenance of the property and the landowners not being responsible to the tenants or neighbours.

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## What We Heard

The following section includes a summary of collected comments from both the initial proposed RSM h14.0 zone and the revised RSM h12.0 zone as feedback received did not change significantly after the application was revised. The number of times a comment was recorded is then presented in brackets (comments received once do not have a number).

## Reasons For Opposition

### Parking and Traffic

- Proposed rezoning will exacerbate existing on-street parking shortages (17).
- Increased traffic congestion (11).
- Concerns over pedestrian, animal and vehicle safety in the area due to narrow streets, particularly with children (10).
- Concern that increased density will prevent fire trucks and ambulances from navigating narrow streets, (5).
- Development should include surface or underground parking (3).
- On-site parking will be insufficient for the demand (2).
- Desire to see a 6 hour time limit on parking for the street.

### Scale and Character

- Rezoning is not compatible with the neighbourhood and will change the character (12).
- Building height is too tall/sun shadow impacts (e.g. neighbouring gardens, solar panels) (10).
- Rezoning will create short-term rentals over long-term housing (4).
- Privacy Impacts (2).
- Larger setbacks or upper storey setbacks should be required for a taller building (2).
- Loss of mature trees or tree canopy.

### Neighbourhood and Community Infrastructure

- Concern over rezoning creating waste collection issues or exacerbating existing issues (6).
- The belief that existing utilities (sewers, water, power) and roads cannot handle additional density (6).
- Concern of flooding due to loss of greenspace.

### Policy Context

- Current zone is sufficient for infill development, or allows for too much (7).
- Density should be located closer to Whyte Avenue or the University (2).
- Rezoning would create a precedent for redevelopment in the area.
- Proposed zone does not provide a step down in scale from the corridor to the interior of the neighbourhood.

## **Affordability and Land Value**

- Rezoning will decrease the property values in the neighbourhood (7).
- Development is driven by profit and speculation not affordability or fitting in with the neighbourhood (5).
- Financial impacts of selling homes near the proposed rezoning (2).

## **Existing On-Site Issues**

- Additional units were added on-site without permits (4).
- The landowner has not been cooperative with existing tenants and neighbours (4).
- Poor maintenance of the property (overflowing garbage bins, pests) (2).
- Applicant is not from Edmonton which should not be allowed (2).

## **Other**

- Increased crime (3).
- Infill is often poorly constructed (3).
- Construction impacts (noise, dust, environmental) (3).
- Increase cannabis consumption/air quality concerns (2).
- The choice between selling a home or living next to a large-scale project is causing significant personal distress (2).
- The applicant's development intent should be shared with neighbours through mailed notices (2).
- The applicant did not update the sign by the deadline after the application was revised (2).
- Decrease in quality of life for existing residents.

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## **Next Steps**

The planning analysis, and how feedback informed that analysis, will be summarized in Administration's report to City Council if the proposed rezoning goes to a future City Council Public Hearing for a decision.

The administration report and finalized version of the applicant's proposal will be posted for public viewing on the [City's public hearing agenda](#) website approximately three (3) weeks prior to a scheduled public hearing for the file.

When the applicant is ready to take the application to Council:

- Notice of Public Hearing date will be sent to surrounding property owners and residents and applicable nearby Community Leagues and Business Associations.
- Once the Council Public Hearing Agenda is posted online, members of the public may register to speak at Council by completing the form at [edmonton.ca/meetings](http://edmonton.ca/meetings) or calling the Office of the City Clerk at 780-496-8178.
- Members of the public may listen to the Public hearing on-line via [edmonton.ca/meetings](http://edmonton.ca/meetings).
- Members of the public can submit written comments to the City Clerk ([city.clerk@edmonton.ca](mailto:city.clerk@edmonton.ca)).

If you have questions about this application please contact:

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