

# 7404 108 STREET NW REZONING

Rezoning application for **7404 – 108 Street NW** in the Queen Alexandra neighbourhood — proposing a zoning change from **Small Scale Residential (RS)** to **Small-Medium Scale Transition Residential (RSM h12.0)** to enable gentle, policy-aligned infill development.

## **From RS**

Small Scale Residential

## **To RSM h12.0**

Small-Medium Scale Transition Residential

## **Goal**

Small-scale multi-unit housing & gentle infill

## **Objective**

Supports Edmonton's growth & redevelopment

# Site Context & Location



## Key Location Attributes

### → **Corner Site**

At 108 Street NW and 74 Avenue NW

### → **~100 m from Corridor**

Near the 109 Street Secondary Corridor

### → **Redeveloping Area**

Within Edmonton's established redevelopment zone

### → **Well-Serviced**

Close to transit, parks, services, and amenities



The site is surrounded primarily by small-scale residential development, making this a thoughtful and compatible location for gentle intensification.

# Policy Alignment

This rezoning is firmly grounded in Edmonton's adopted planning framework. It advances multiple layers of policy at both the city-wide and district level.

## The City Plan

Directly aligns with Edmonton's long-range vision for a resilient, growing city.

## Rebuildable City

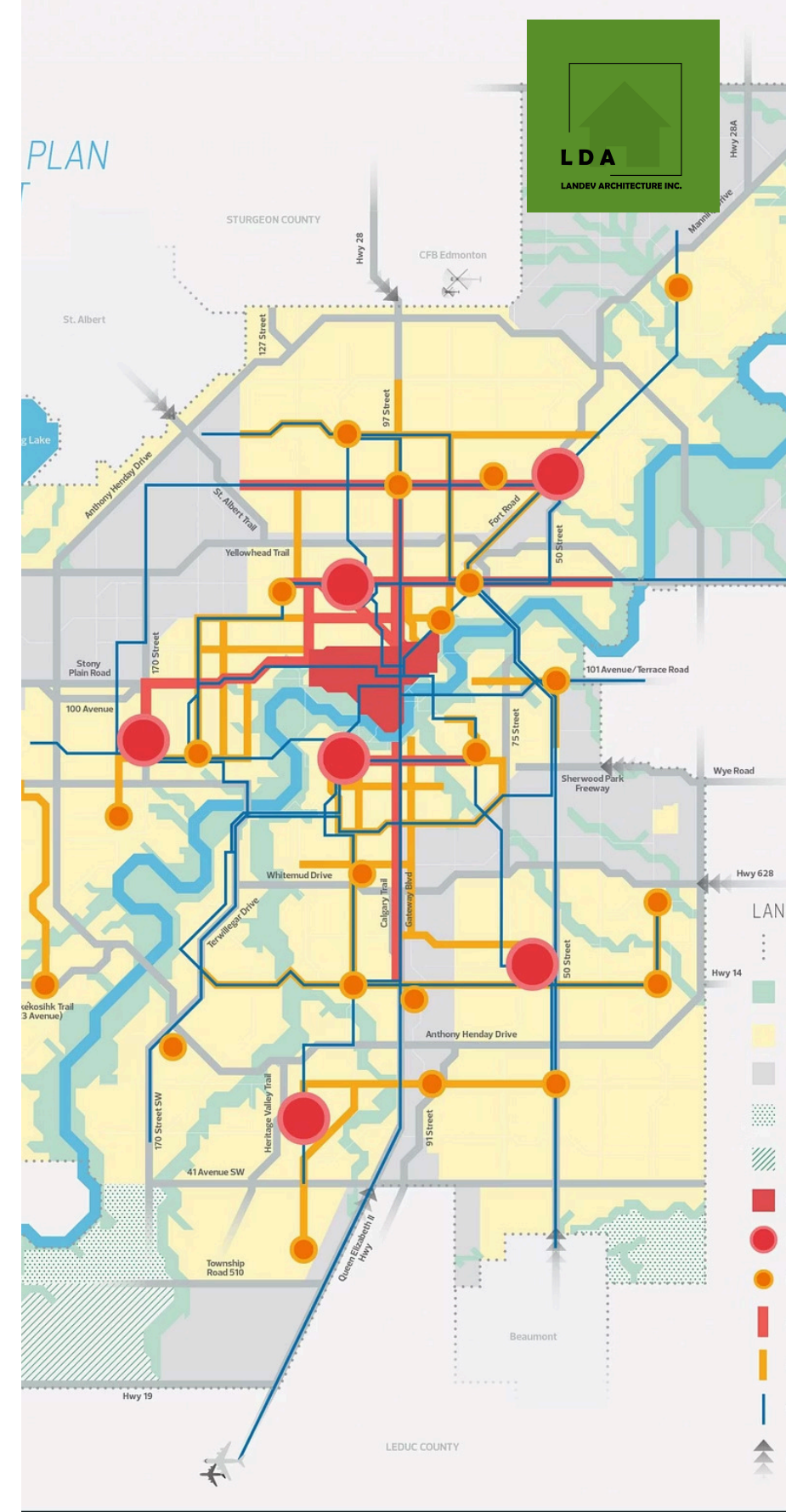
Supports the foundational objective of renewing and densifying existing neighbourhoods.

## 50% Infill Target

Contributes to the city's goal of directing half of all new housing through infill development.

## Scona District Plan

Consistent with district policy supporting greater residential intensity on corner sites near corridors.



# Moderate and Compatible Development



The proposed RSM h12.0 zone introduces a modest increase in permitted density and height — carefully calibrated to respect the existing neighbourhood character while enabling the missing-middle housing types that Edmonton urgently needs.

## 12m

**Maximum Height**

Approximately 3 storeys

- ❑ Corner configuration naturally reduces interface impacts with adjacent properties, supporting neighbourhood compatibility.



### **Missing-Middle Housing**

Introduces multi-unit options between single-family homes and large apartment buildings.



### **Compatible Evolution**

Modest transition consistent with how mature Edmonton neighbourhoods are evolving.



### **Corner Advantage**

Corner sites are ideally suited to absorb gentle density with reduced adjacency concerns.

# Conclusion- A Measured Approach to Gentle Density



This rezoning represents a responsible, incremental step toward a more livable and resilient Queen Alexandra neighbourhood. It is policy-aligned, appropriately scaled, and positioned at a location purpose-built for this type of zoning change.



## Policy-Aligned

Grounded in The City Plan and Scona District Plan



## Right Location

Near transit, corridor, and community services



## Housing Diversity

Expands housing choice and affordability options



## Efficient Infill

Makes use of existing infrastructure capacity



## Responsible Growth

Encourages thoughtful neighbourhood evolution

**We respectfully request support for Bylaw 21427** — a carefully considered rezoning that advances Edmonton's housing and growth objectives while remaining fully compatible with the Queen Alexandra community context.