

8602 and 8606 - 106 Avenue Position of Administration: Support



Summary

Bylaw 21446 proposes a rezoning to increase the Medium Scale Residential Zone from a height of 16 metres to 28 and floor area ratio from 2.3 to 3.8.

Public engagement for this application included a mailed notice, site signage and information on the City's webpage. No responses were received.

Administration supports this application because it:

- Proposes a scale of development that aligns with direction from the Stadium Station Area Redevelopment Plan.
- Enables more people to live close to various transportation options, including the Stadium LRT Station.
- Contributes to ongoing connectivity improvements in the neighbourhood.

Application Details

This application was submitted by Oberto Oberti Architecture and Urban Design Inc on behalf of the landowner.

The proposed Medium Scale Residential Zone (RM h28.0) would allow development with the following key characteristics:

- A maximum height of 28 metres (approximately 8 storeys)
- A maximum floor area ratio of 3.8
- Limited commercial opportunities at ground level

Site and Surrounding Area

The site is bordered by roads on three sides and currently contains two of the neighbourhood's remaining single-detached homes. As of 2023, Boyle Street was Edmonton's third more densely populated neighbourhood which is reflected in a built environment that ranges from walk-up apartments to tall-high rise buildings along Jasper Avenue. The site benefits from excellent access to key amenities, including the river valley, Stadium LRT Station, and Commonwealth Community Recreation Centre, all within walking distance.

	Existing Zoning	Current Development
Subject Site	Medium Scale Residential Zone	Single Detached Dwellings
North	Site Specific Development Control Provision	Low Rise Multi-Unit Dwelling
East	Large Scale Residential Zone	Tall High Rise Multi-Unit Dwelling
South	Medium Scale Residential Zone	Low Rise Multi-Unit Dwelling
West	Medium Industrial Zone	Indoor Self Storage



View of the site looking west from 106 Avenue (Google Streetview, June 2025)



View of the site looking southeast from 106a Avenue (Google Streetview, June 2025)

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application proposed a standard zone of the same category and the application raised little response to advanced notification. The basic approach included:

Mailed Notice, October 21, 2025

- Notification radius: 60 metres
- Recipients: 1,075
- Responses: 0

Site Signage, November 14, 2025

- Two rezoning information signs were placed on the property so as to be visible from 106 and 106a Avenues.

Webpage

- edmonton.ca/rezoningapplications

Optional Email Notifications

- my.edmonton.ca

Notified Community Organizations

- Boyle Street Community League

Application Analysis



Site analysis context

The City Plan

Combining both the Municipal Development Plan and the Transportation Master Plan, The City Plan is the City's strategic direction for planning and development. 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.

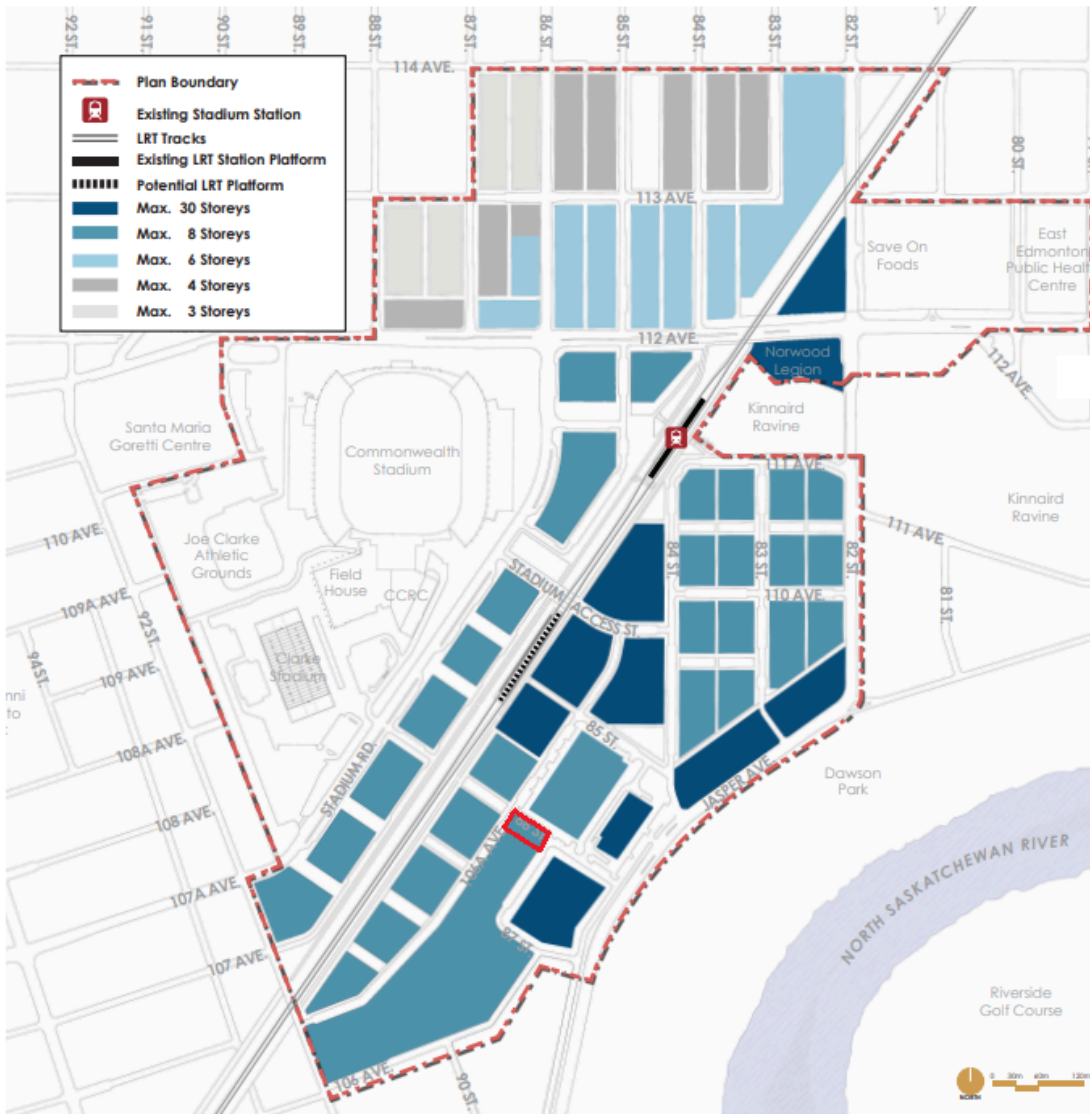
District Plans

In the Central District Plan, the site is located within the Stadium District Node. For areas subject to a District Plan and another statutory plan, the additional plan guides rezoning decisions.

Area Redevelopment Plan

Adopted in 2018, the Stadium Station Area Redevelopment Plan (ARP) aims to leverage access to Stadium LRT Station to build a transit-oriented community with a minimum of 1,600 new residential dwellings. While the highest densities are supported along Jasper Avenue and adjacent to the LRT Station, this proposal aligns with the ARP's guidelines, which designates the site for mid-rise housing with a maximum height of 8 storeys.

Figure 68: Permitted Building Heights (Amended by Bylaw 20517, June 2023)



Land Use Compatibility

The site is an appropriate location for additional housing, as it is situated in a high-density neighbourhood and is within walking distance of amenities and an established LRT station.

The proposed zone is compatible in built form and use with surrounding properties developed as low, mid and high rise buildings.

Shadowing impacts on the southern property, which was developed in 1978, will be reduced due to its relative location to the subject property.

	RM h16.0 Current	RM h28.0 Proposed
Typical Uses	Multi-Unit Residential	Multi-Unit Residential
Maximum Height	16.0 m (approx 4 storeys)	28.0 m (approx 8 storeys)
Maximum Floor Area Ratio	2.3	3.8
Minimum Front Setback (106 Avenue)	3.0 m	3.0 m
Minimum Interior Side Setback	3.0 m	3.0 m
Minimum Setback to Alleys	3.0 m	3.0 m
Minimum Density	45 dwellings/ha (4 dwellings)	90 dwellings/ha (9 dwellings)

Mobility

The owner has entered into an agreement with the City to provide a public access easement along the properties northeast boundary, adjacent to the alley. This easement is intended to create a shared public space connecting 106 Avenue and 106A Avenue, consistent with the goals of the Stadium Station Area Redevelopment Plan (ARP).

There is ongoing Building Great Neighbourhoods (BGN) renewal work in Boyle Street that is expected to be completed in the fall of 2026. The scope of this work does not include alleys and remaining work is beyond the limits of this property.

ETS operates local and frequent bus routes near the rezoning site on 84 Street NW and Jasper Avenue NW. The site is roughly 600m walking distance to Stadium Transit Centre and LRT Station.

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.

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. Sun Shadow Impact Study

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