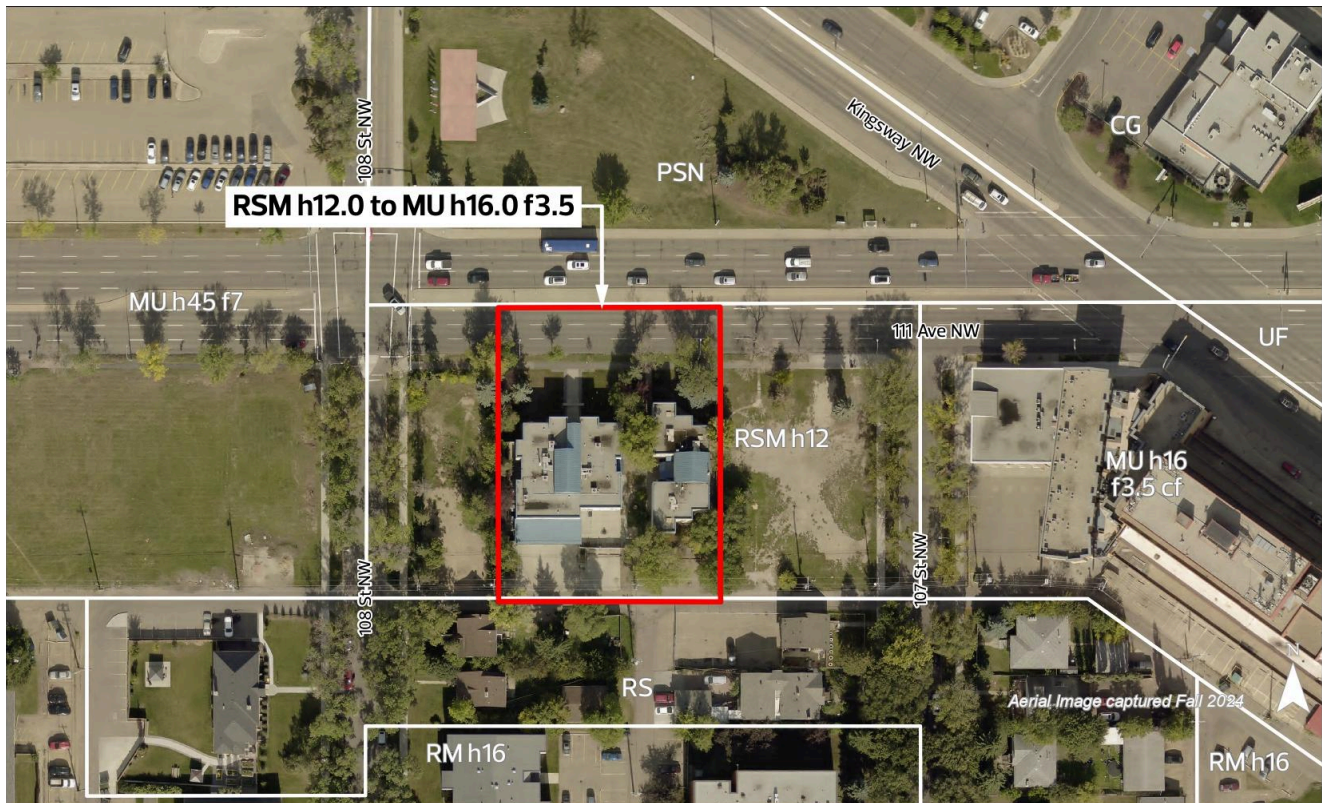


10713 and 10723 - 111 Avenue NW Position of Administration: Support



Summary

Bylaw 21454 proposes a rezoning from the Small-Medium Scale Transition Residential Zone (RSM h12.0) to the Mixed Use Zone (MU h16.0 f3.5) to allow for medium scale mixed-use development.

Public engagement for this application included a mailed notice, site signage and information on the City's webpage. One response was received with concerns about crime and safety in the area and expressed the need for more housing.

Administration supports this application because it:

- Proposes a scale of development in alignment with the direction for a Primary Corridor.
- Enables the opportunity for additional housing in close proximity to large employment centres and mass transit.

- Allows for additional uses that can serve surrounding neighbourhoods and compliment nearby businesses and institutions.

Application Details

This application was submitted by New Beginnings.

Rezoning

The proposed Mixed Use Zone would allow development with the following key characteristics:

- Low-rise mixed use development up to a height of 16 metres (approximately four storeys).
- A maximum floor area ratio of 3.5.
- Optional ground floor commercial uses.

Site and Surrounding Area

This interior site, located at the northern edge of the Central McDougall neighbourhood, fronts onto 111 Avenue NW (a wide arterial road) and is bordered by vacant land on both sides. The site benefits from being within walking distance to major employment centres (Royal Alexandra and Glenrose Hospitals), retail amenities (Kingsway Mall), and mass transit connections (Kingsway Royal Alexandra Hospital LRT Station).

| | Existing Zoning | Current Development |
|---------------------|--|-------------------------|
| Subject Site | Small-Medium Scale Transition Residential Zone (RSM h12.0) | Supportive Housing |
| North | Neighbourhood Parks and Services Zone (PSN) | Park |
| East | Small-Medium Scale Transition Residential Zone (RSM h12.0) | Vacant |
| South | Small Scale Residential Zone (RS) | Single Detached Housing |
| West | Small-Medium Scale Transition Residential Zone (RSM h12.0) | Vacant |



View of the site looking south from 111 Avenue (Google Streetview, July 2025)

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application proposes a zone that aligns with the directions for a Primary Corridor and raised little response to advanced notifications. The basic approach included:

Mailed Notice, January 13, 2026

- Notification radius: 60 metres (Custom)
- Recipients: 188
- Responses: 1
 - In opposition: 1

Site Signage, January 27, 2026

- One rezoning information sign was placed on the property so as to be visible from 111 Avenue NW.

Webpage

- edmonton.ca/rezoningapplications

Optional Email Notifications

- my.edmonton.ca

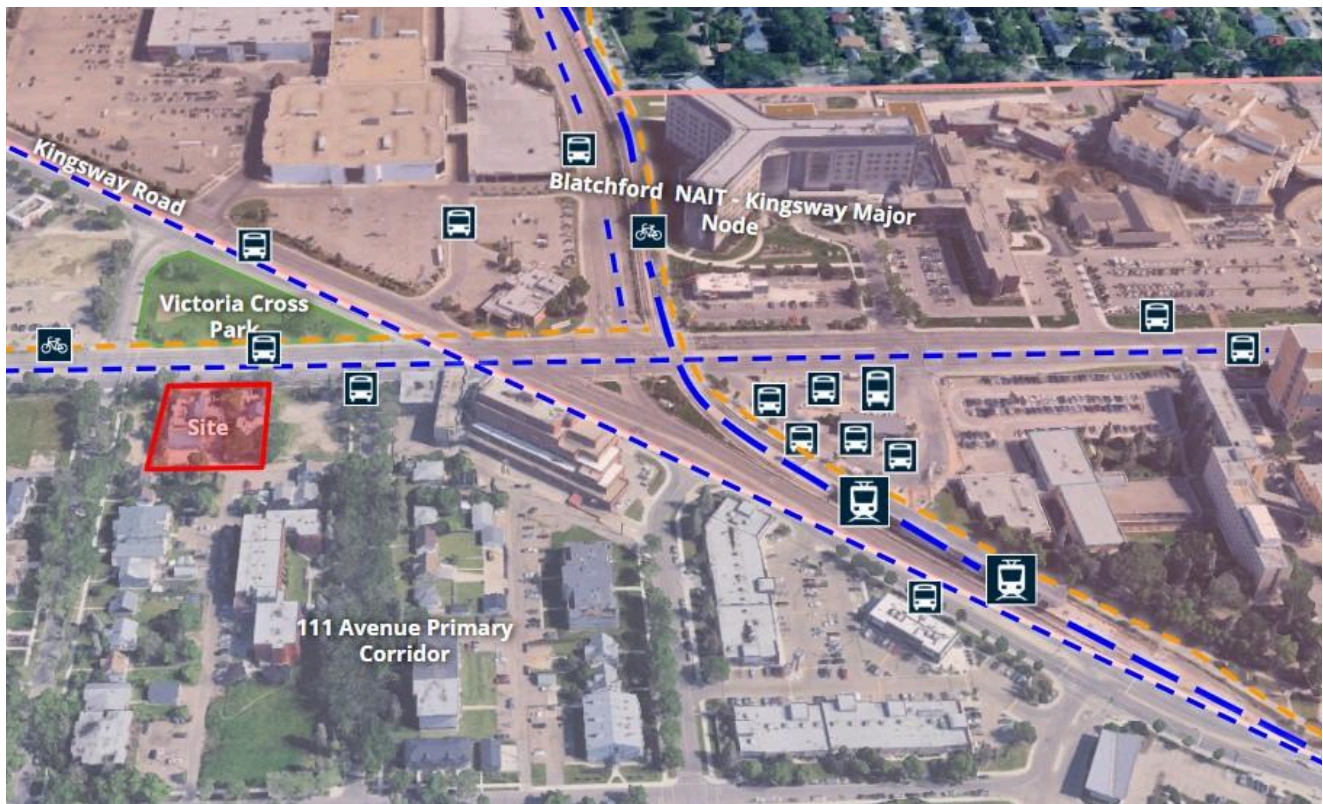
Notified Community Organizations

- Central McDougall Community League
- Prince Rupert Community League

Common comments heard

- The neighbourhood suffers from crime, homelessness, and poor planning.
- The applicant should have purchased a property that already had the zoning they needed.
- We need more housing.

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 111 Avenue Primary Corridor, an important arterial road that connects the numerous amenities found in both the Westmount District Node and Blatchford - NAIT - Kingsway Major Node. District Policy supports low-rise buildings, being 4 storeys in height, anywhere within a primary corridor. With a maximum height of 16 metres, the proposed zone aligns with this direction.

Land Use Compatibility

The Mixed Use Zone allows for varying scales of development through customizable height and floor area ratios while enabling a range of uses that supports housing, recreation, commerce, and community functions. The height and massing of the proposed zone, in conjunction with the width of 111 Avenue, will result in minimal impacts to the existing small-scale homes and Victoria Cross Memorial Park while enabling more Edmontonian's to live within walking distance of major amenities. Additionally, the expanded variety of commercial and community uses permitted in the Mixed Use Zone creates opportunities for services that can both serve the surrounding residential communities while complementing existing businesses and institutions.

| | RSM h12.0 Current | MU h16.0 f3.5 Proposed |
|---|------------------------------------|---|
| Typical Uses | Small Scale Multi-unit Residential | Medium Scale Multi-unit Residential Optional ground floor commercial |
| Maximum Height | 12.0 m | 16.0 m |
| Maximum Floor Area Ratio | N/A | 3.5 |
| Maximum Site Coverage | 60% | N/A |
| Minimum Front Setback (111 Avenue) | 3.0 m | 1.0 m - 3.0 m |
| Minimum Interior Side Setback | 1.2 - 1.5 m | 3.0 m |

| | | |
|---|-------|-------|
| Minimum Rear Setback (Alley) | 5.5 m | 0.0 m |
|---|-------|-------|

Mobility

The site is well served by multiple transportation options. It is located near existing district connector bike routes along 106 Street NW and 111 Avenue NW. The route on 111 Avenue NW was constructed with the Active Transportation Network Expansion project in 2025. ETS currently operates frequent and local bus service nearby on 111 Avenue NW. Frequent and local bus service is also available on 109 Street NW. The site is less than 350m walking distance from the Kingsway Transit Centre and LRT Station. This rezoning is not anticipated to have a significant impact on the transportation network. Vehicular access is required to be from the alley.

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.

Low Impact Development (LID) is recommended for the development allowed under the proposed zone. Details of any proposed LID would 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.

Written By: Jordan McArthur

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination