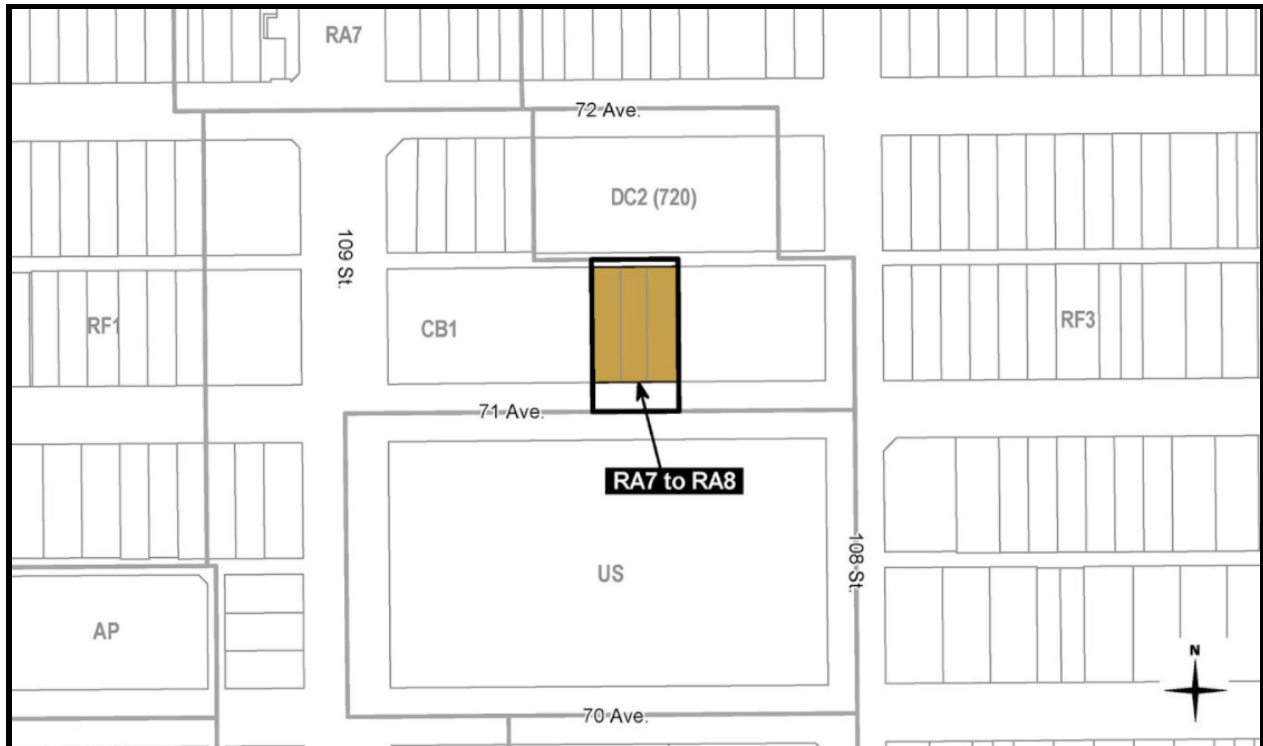




# ADMINISTRATION REPORT **REZONING & PLAN AMENDMENT** QUEEN ALEXANDRA

## **10820, 10824 & 10828 - 71 Avenue NW**

To allow for medium rise Multi-unit Housing.



**Recommendation:** That Bylaw 19752 to amend the 109 Street Corridor Area Redevelopment Plan and Charter Bylaw 19753 to amend the Zoning Bylaw from the (RA7) Low Rise Apartment Zone to the (RA8) Medium Rise Apartment Zone be **APPROVED**.

Administration is in **SUPPORT** of this application because:

- it conforms to the direction of the City Plan by locating a mid-rise building along a Secondary Corridor; and
- the differences between the current and proposed zones are not significant relative to the surrounding context.

## Report Summary

This application was submitted by the City of Edmonton on March 10, 2021 with an intent to develop Supportive Housing at this location. This application proposes to change the designation of three lots from the (RA7) Low Rise Apartment Zone to the (RA8) Medium Rise Apartment Zone.

The application also proposes to amend the 109 Street Corridor Area Redevelopment Plan to remove one lot from the plan boundary to maintain consistent policy direction for all three lots proposed for rezoning.

The City Plan designates 109 Street NW and at least one block on either side as being a Secondary Corridor. Secondary Corridors are vibrant residential and commercial streets that serve as a local destination for surrounding communities. Typical massing/form within Secondary Corridors is mid-rise and low-rise buildings. As the proposed RA8 Zone allows for a mid-rise building, it is considered in conformance with the direction of the City Plan.

## The Application

1. BYLAW 19752 to amend the 109 Street Corridor Area Redevelopment Plan to remove the site from the Plan boundary. The maps to be updated are:
  - Map 2: Existing Land Use June 2013 - Update to remove the subject site's western parcel from the map.
  - Map 3: Existing Zoning June 2013 - Update to remove the subject site's western parcel from the map.
  - Map 4: Corridor Development Concept - Update to remove the subject site in its entirety from the map.
  - Map 5: Active Transportation Network - Update to remove the subject site in its entirety from the map.
  - Map 7: Medium Scale Residential District - Update to remove the subject site's western parcel from the map.
  - Map 8: Existing Overlays June 2013 - Update to remove the subject site's western parcel from the map.
  
2. CHARTER BYLAW 19753 to amend the Zoning Bylaw from the (RA7) Low Rise Apartment Zone to the (RA8) Medium Rise Apartment Zone.

The proposed RA8 Zone would allow for a 23 metre high building (approximately 6 storeys) intended for residential uses such as Multi-unit Housing, Lodging Houses and Supportive Housing as well as limited commercial opportunities at ground level, such as Child Care Services, Convenience Retail Stores and Specialty Food Services. This application is an initiative of the City of Edmonton and there is currently an intent to develop Supportive Housing at this location.

## Site and Surrounding Area

The vacant 0.12 hectare site is located mid-block along 71 Avenue NW and east of 109 Street NW in the Queen Alexandra neighborhood. Alternative modes of transportation are available along 109 Street NW which is a Frequent Bus Route and 106 Street, two blocks to the east, which has a protected bike lane.



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(RA7) Low Rise Apartment Zone	Vacant
<b>CONTEXT</b>		
North	(DC2.720) Site Specific Development Control Provision	Multi-unit Housing (four-storeys)
East	(DC2.720) Site Specific Development Control Provision	Multi-unit Housing (four-storeys)
South	(US) Urban Services	Religious Assembly (St. Basil's Ukrainian Catholic Church and Cultural Centre)
West	(CB1) Low Intensity Business Zone	Commercial building (one-storey)



LOOKING NORTHWEST FROM 71 AVENUE NW



LOOKING NORTHEAST FROM 71 AVENUE NW

## Planning Analysis

The existing RA7 Zone and the proposed RA8 Zone are nearly identical, with the exception of height, floor area ratio and minimum density. A comparison between both zones is provided in the table below.

	<b>RA7</b> <i>Current</i>	<b>RA8</b> <i>Proposed</i>
<b>Principal Building</b>	Multi-Unit Housing	Multi-Unit Housing
<b>Height (metres)</b>	14.5 m flat roof/ 16.0 m pitched roof	23.0 m
<b>Floor Area Ratio</b>	2.3 - 2.5	3.0 - 3.3
<b>Minimum Density</b>	45 dwellings/hectare	75 dwellings/hectare
<b>Commercial Uses</b>	At ground level	At ground level
<b>Minimum Setbacks</b>		
<b>North (rear)</b>	7.5 m	7.5 m
<b>East &amp; West (interior)</b>	1.2 m 3.0 m above 10.0 m in height	1.2 m 3.0 m above 10.0 m in height
<b>South (front)</b>	4.5 m	4.5 m

Permitted and Discretionary Uses (including commercial ones) are the same as are most other regulations like setbacks, stepbacks and design details. Therefore, the land use change being

considered with this application relates to the addition of approximately 2 more storeys. With the intent to develop Supportive Housing at this location, it should be noted that this use is already permitted in the in the existing RA7 Zone and, therefore, it is not uses, but the scale of the building that is proposed to be changed.

## LAND USE COMPATIBILITY

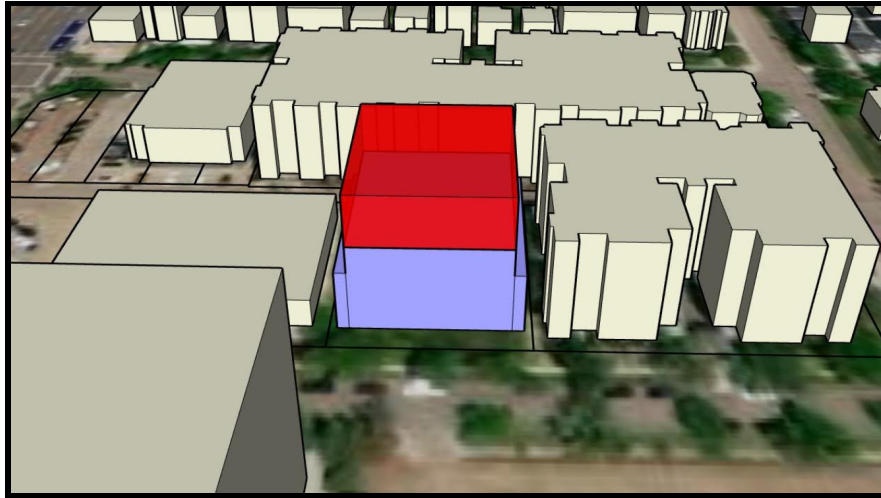
In general, the edge of a neighborhood adjacent to an arterial roadway is considered a suitable location for additional development intensity. Keeping larger buildings away from the lower-scale interior of a neighborhood is the desired outcome in most infill situations where a low to mid-rise building is proposed. The subject site, though not directly on the edge of the neighborhood (109 Street NW), is very close to 109 Street NW, separated by one commercial property along its western property line.

To the north and east of this site are existing residential buildings that are 4 storeys in height (Brownstones I & II). With this site being developed as a mid-rise building (approximately 6 storeys), the existing 4 storey buildings to north and east act as an appropriate transition in scale from the mid-rise building on this site, down to the low-scale interior of the neighborhood, as shown on the image below.

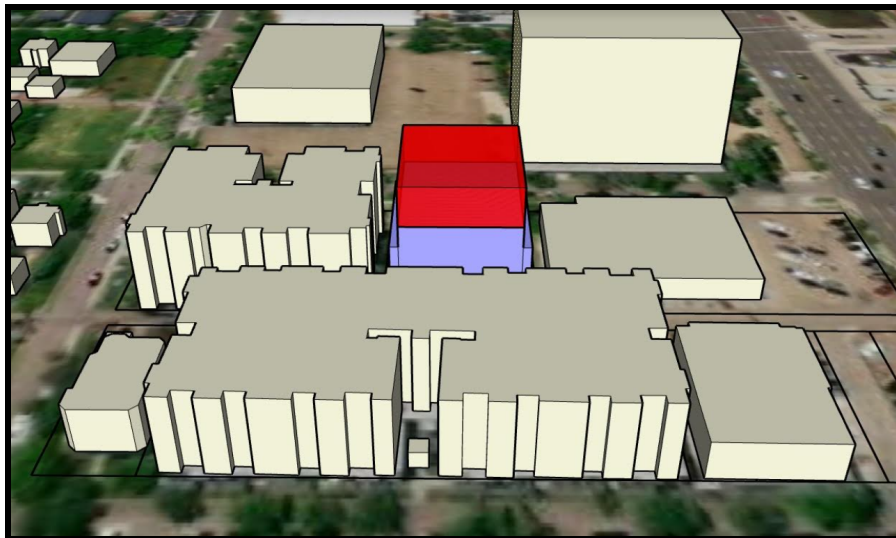


PROPOSED MID-RISE SITE (RED) WITH EXISTING LOW-RISE TRANSITION (PURPLE) TO LOW-SCALE RESIDENTIAL DEVELOPMENT LOCATED NORTH OF 72 AVENUE NW AND AND EAST OF 108 STREET NW

The proposed RA8 Zone requires the same building setbacks/stepbacks as the existing RA7 Zone. As such, front, rear and flanking conditions to surrounding development will be similar in either zone. However, changes in height and massing allowed by the proposed RA8 Zone will have additional impacts on surrounding development, primarily in the form of shadow impacts and reduced privacy from overlook.

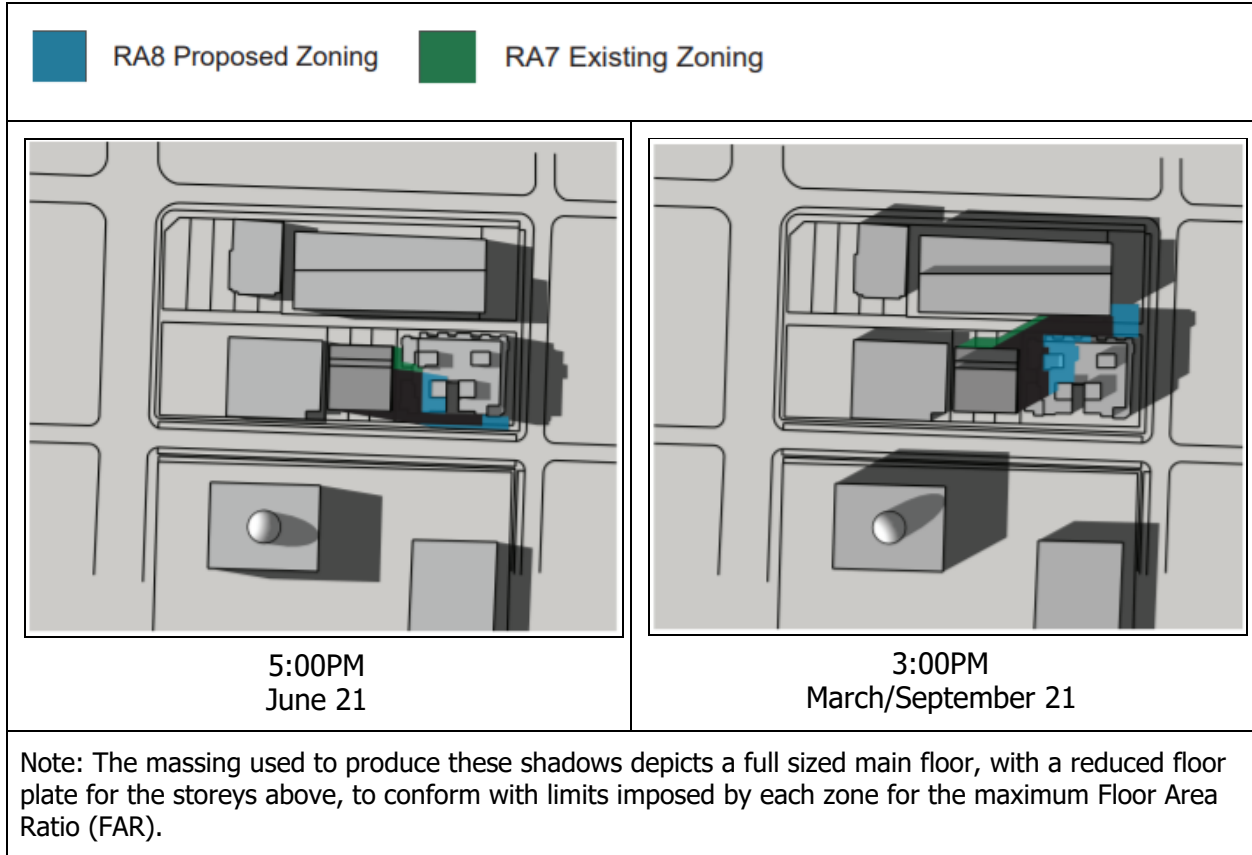


THE DIFFERENCE IN SCALE BETWEEN THE RA7 ZONE (PURPLE) AND RA8 ZONE (RED), FROM 71 AVENUE FACING NORTH



THE DIFFERENCE IN SCALE BETWEEN THE RA7 ZONE (PURPLE) AND RA8 ZONE (RED), FROM 72 AVENUE FACING SOUTH

Below are two images taken from the Sun Shadow Study that was submitted as part of this application (the full Sun Shadow Study is attached as appendix 1 to this report). The images depict the two periods throughout the year where the larger shadow will impact the adjacent residential building to the east (Brownstone II). Relative to the rest of the year where the shadow impacts between the existing and proposed zones is the same or similar, this change in impact is considered minimal. The residential building to the north (Brownstone I) will experience a similar change in shadow impacts.



### 109 STREET CORRIDOR AREA REDEVELOPMENT PLAN (ARP)

The 109 Street Corridor ARP is in effect for the 109 Street NW corridor and, though there are discrepancies in the plan as it relates to this site, it is reasonable to conclude that it technically applies to one of the three lots involved with this rezoning (the westernmost lot). However, this could also be an error, as on "Map 2: Existing Land Use June 2013: and "Map 7: Medium Scale Residential District", the westernmost lot is shown as being within the plan boundary, but contains no colour shading designating its existing or planned land use, unlike every other lot shown as within the boundary. As well, throughout the rest of the corridor, the plan boundary usually follows the edge of existing commercial development, except for here, as shown below.



EXCERPT FROM EXISTING PLAN MAP 7 WITH AN ARROW SHOWING THE WESTERNMOST LOT OF REZONING SITE

To create continuity for all the plan maps and to maintain consistency in policy direction across all three lots proposed for rezoning, it is proposed that this site be removed from the plan boundary on all maps. The following maps are to be amended by revising the plan boundary to exclude the entirety of this rezoning site:

- Map 2: Existing Land Use June 2013
- Map 3: Existing Zoning June 2013
- Map 5: Active Transportation Network
- Map 4: Corridor Development Concept
- Map 7: Medium Scale Residential District
- Map 8: Existing Overlays June 2013

No policies or text are being amended.

## THE CITY PLAN

In The City Plan, the portion of 109 Street NW that runs parallel to the Queen Alexandra neighborhood is considered a Secondary Corridor. The width of a Secondary Corridor is one block on either side. As such, the subject site is considered within a Secondary Corridor.

A Secondary Corridor is a vibrant residential and commercial street that serves as a local destination for surrounding communities. As an overall guide, it states that the desired overall density in a Secondary Corridor is 75 people and/or jobs per hectare and the typical massing/form is mid-rise and low-rise buildings. In recognition of the subject site's close proximity to 109 Street NW and it not sharing any property lines with low-scale residential development where abrupt transitions in scale would be present, this is an appropriate location for a mid-rise building.



## Technical Review

### Transportation

Upon redevelopment of the site, vehicular access will be from the rear lane. Lane improvements may be required depending on the scope and scale of the proposed development, including whether commercial uses are sought. Access and lane improvement requirements will be further reviewed at the development permit stage with more detailed building drawings.

### Drainage

Sanitary sewer servicing to the site is available from the existing 300mm combined sewer main within 71 Avenue NW. Permanent storm sewer servicing to the proposed rezoning area will require the design and construction of a new sewer main extension along 71 Avenue NW or along the lane north of 71 Avenue NW, at the owner's expense, from any of the existing storm sewer mains within 71 Avenue NW pr 108 Street NW.

### EPCOR Water

Upgrades will be required to the existing 200mm water main within 71 Avenue for the site to meet City standards for water flows and fire protection. There is also a deficiency in on-street hydrant spacing which may require a new hydrant to be installed on the north side of 71 Avenue NW, to be reviewed further at the Development Permit stage.

All other comments from affected City Departments and utility agencies have been addressed.

## Community Engagement

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### ADVANCE NOTICE

April 6, 2021

- Number of recipients: 166
- Number of responses in support: 0
- Number of responses with concerns: 12
- Concerns heard were:
  - a 6-storey building does not fit the character of the surrounding area
  - windows and balconies of the adjacent residential buildings will be impacted by a larger shadow
  - the value of the condos adjacent to this site will be negatively impacted
  - the surrounding streets and lane will become further congested with vehicular traffic
  - on street parking will become even more difficult
  - affordable housing will increase crime in the area

	<ul style="list-style-type: none"> <li>o A taller building at this location will block views of the St. Basil’s church</li> <li>o precedent setting for other sites around the city zoned RA7 that could be rezoned to RA8</li> <li>o This will erode the 109 Street Corridor ARP</li> <li>o The City is not conducting adequate engagement with citizens like this rezoning application, but also with other projects like the Zoning Bylaw Renewal and the District Planning</li> <li>o Engagement should be paused until after the municipal election</li> <li>o Upzonings, like this one, will be used to soften the regulatory foundation for the Zoning Bylaw Renewal project</li> <li>o existing ARPs and the Mature Neighborhood Overlay are at risk of becoming moot, as evidenced by the proposed repeals of some ARPs across the city</li> </ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"> <li>• <a href="https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/queen-alexandra-planning-applications.aspx">https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/queen-alexandra-planning-applications.aspx</a></li> </ul>

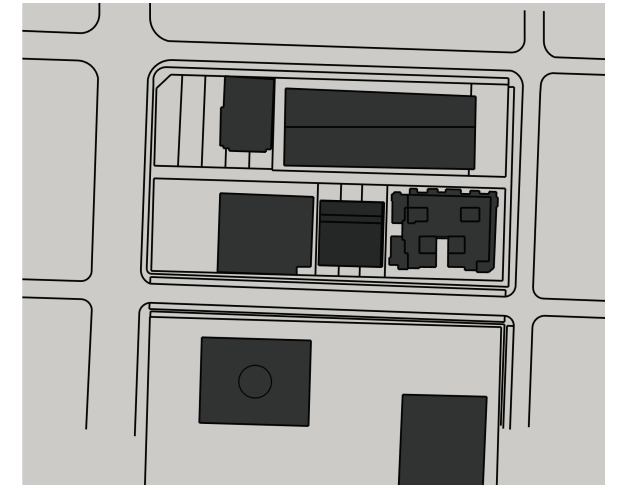
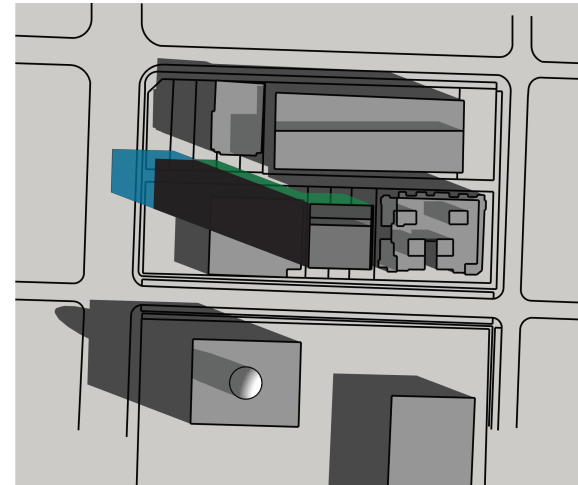
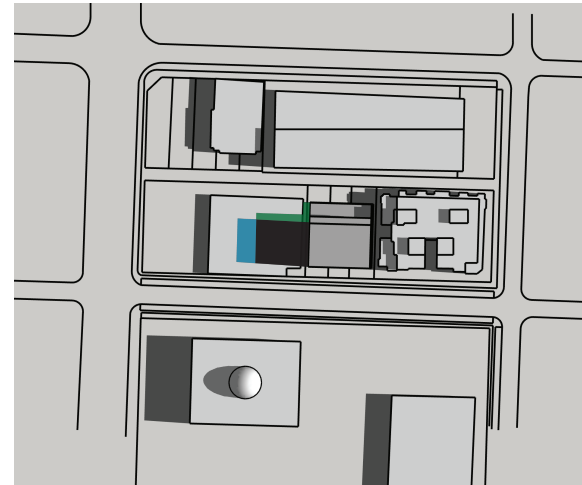
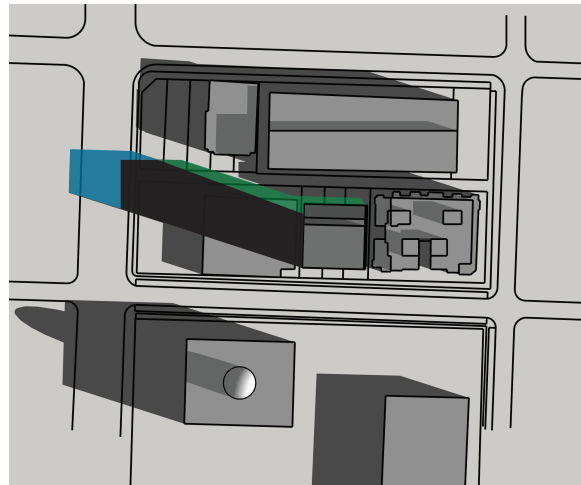
## Conclusion

Administration recommends that City Council **APPROVE** this application.

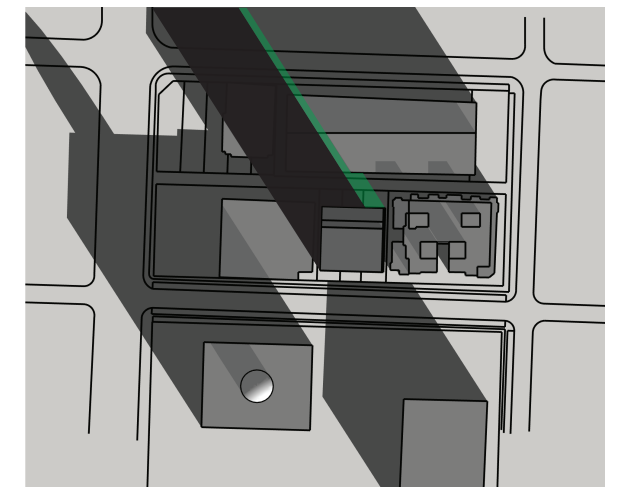
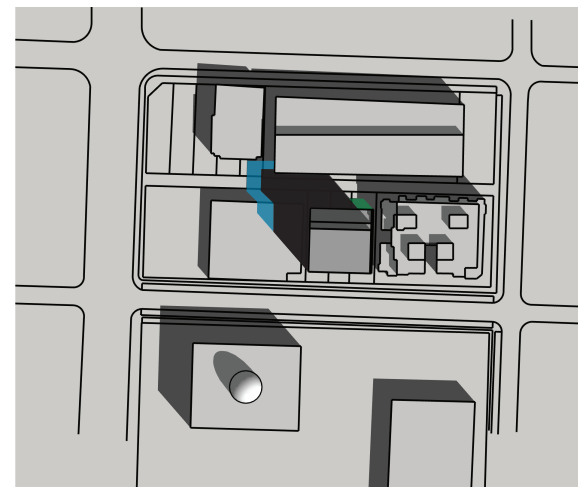
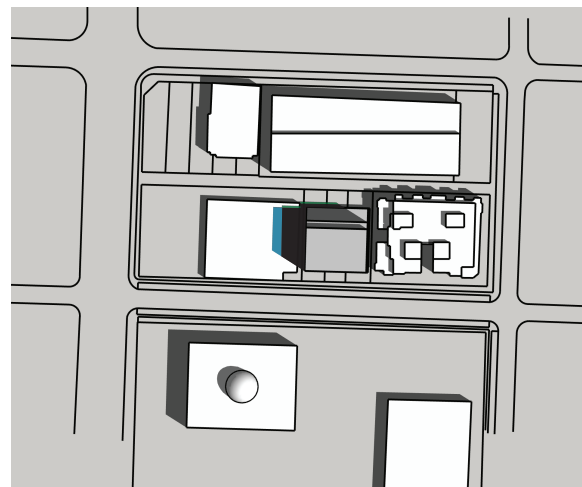
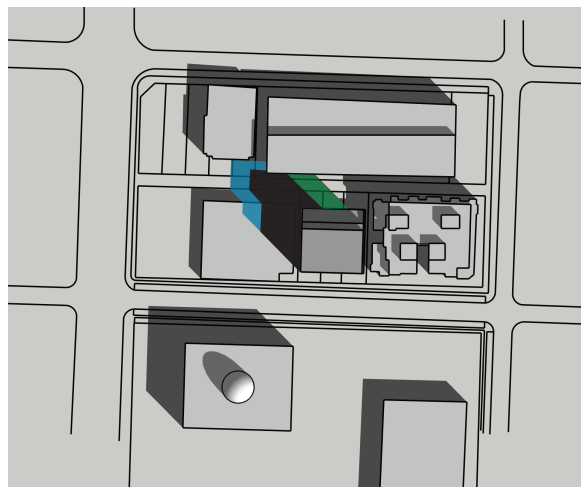
## APPENDICES

- 1 Sun/Shadow Analysis
- 2 Application Summary

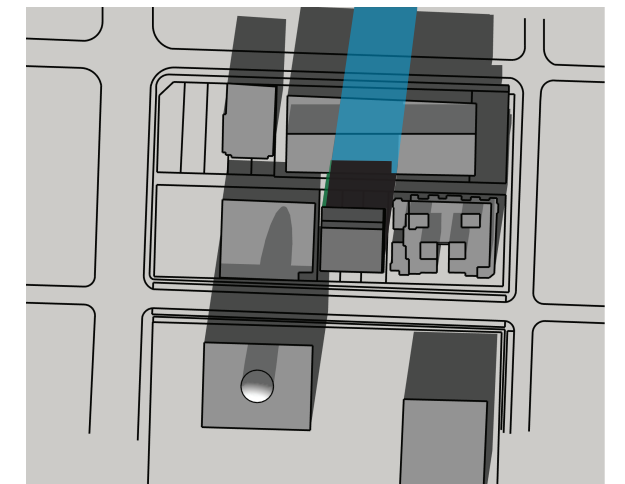
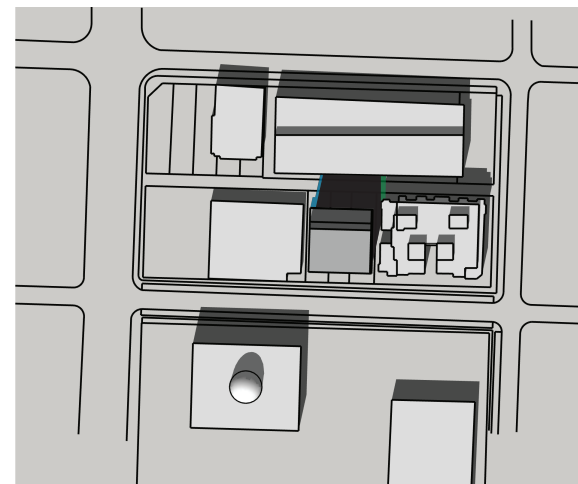
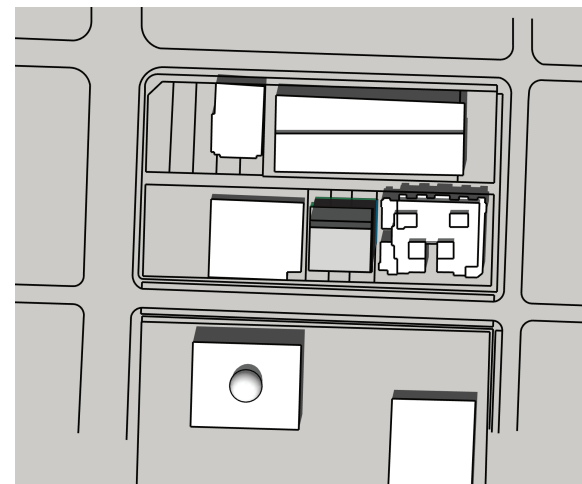
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March 21

June 21

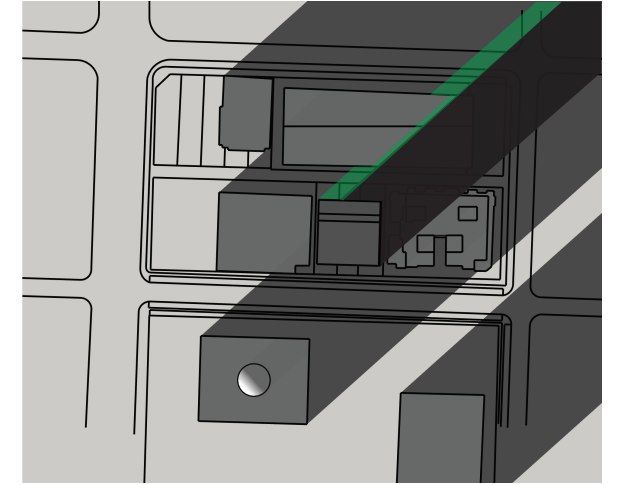
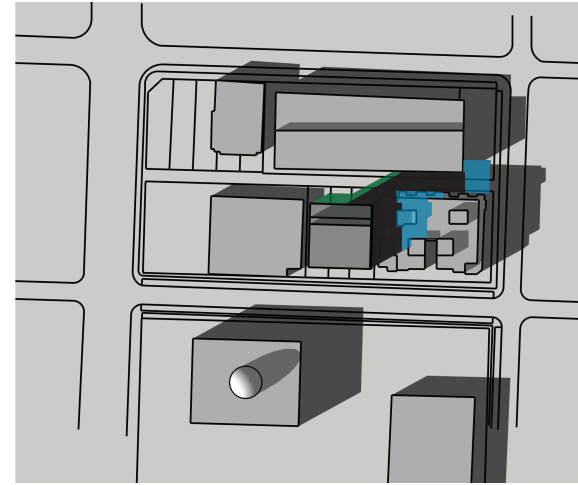
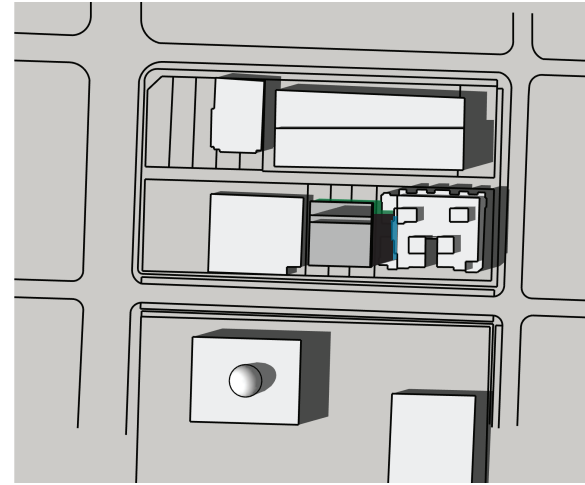
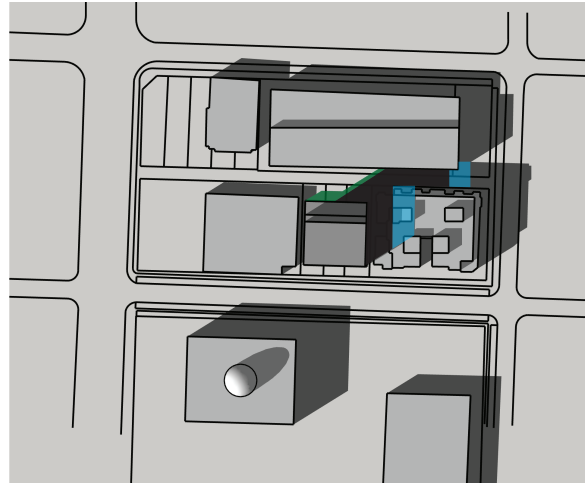
September 21

December 21

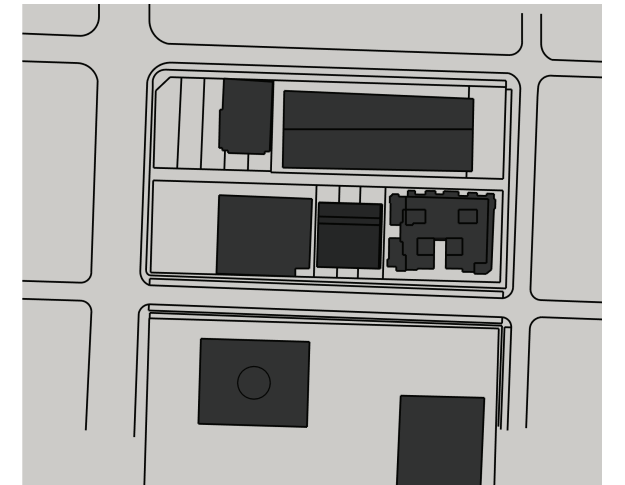
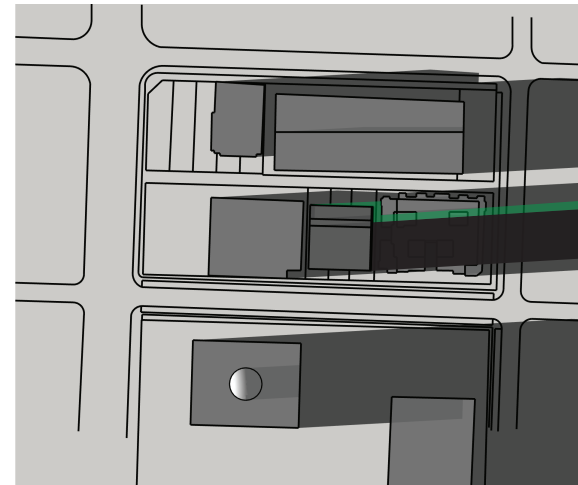
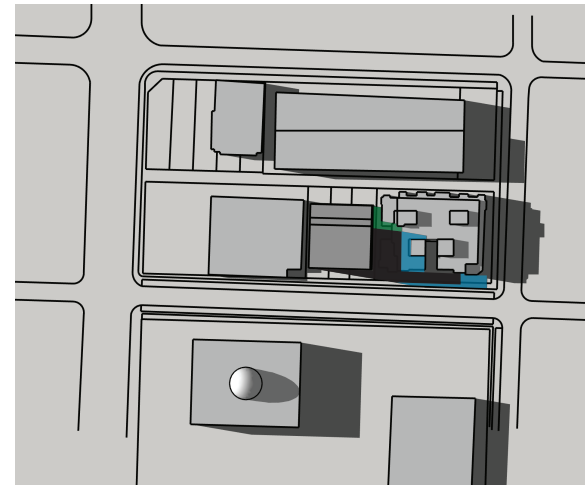
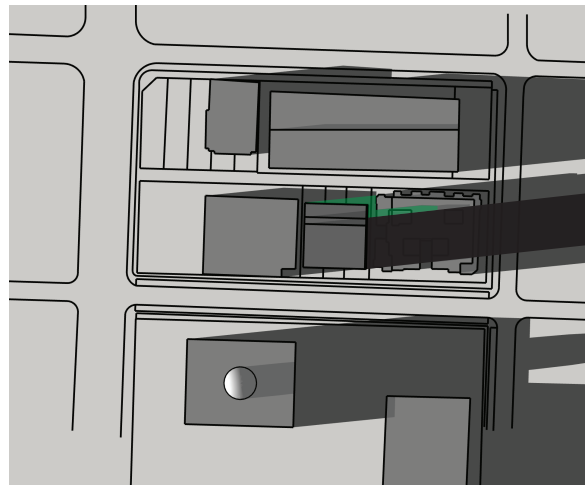
 RA8 Proposed Zoning

 RA7 Existing Zoning

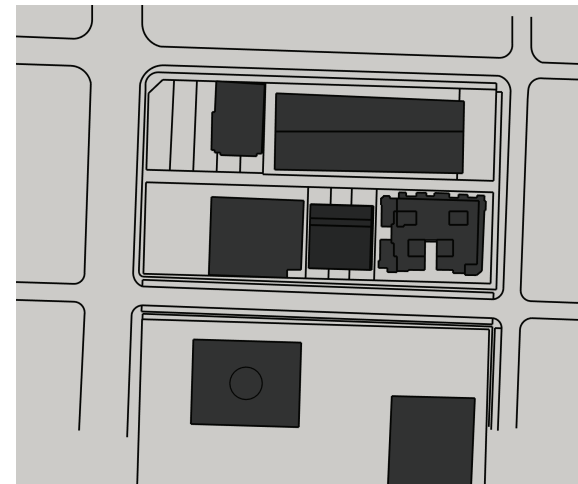
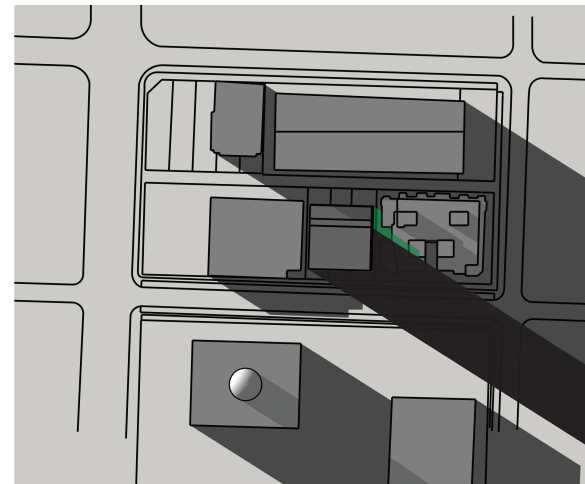
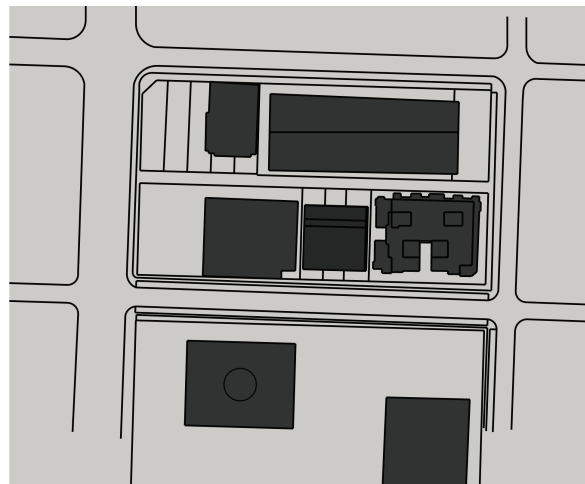
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March 21

June 21

September 21

December 21

 RA8 Proposed Zoning

 RA7 Existing Zoning

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Plan Amendment & Rezoning
Bylaw & Charter Bylaw:	19752 & 19753
Location:	East of 109 Street NW, north of 71 Avenue NW
Addresses:	10820, 10824 & 10828 - 71 Avenue NW
Legal Descriptions:	Lots 21-23, Block 21, Plan 5718AE
Site Area:	1210.2 m <sup>2</sup>
Neighbourhood:	Queen Alexandra
Notified Community Organizations:	Queen Alexandra Community League Parkallen Community League Central Area Council of Community Leagues
Applicant:	City of Edmonton

### PLANNING FRAMEWORK

Current Zone:	(RA7) Low Rise Apartment Zone
Proposed Zone:	(RA8) Medium Rise Apartment Zone
Plan in Effect:	109 Street Corridor Area Redevelopment Plan
Historic Status:	None

Written By:	Stuart Carlyle
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination