

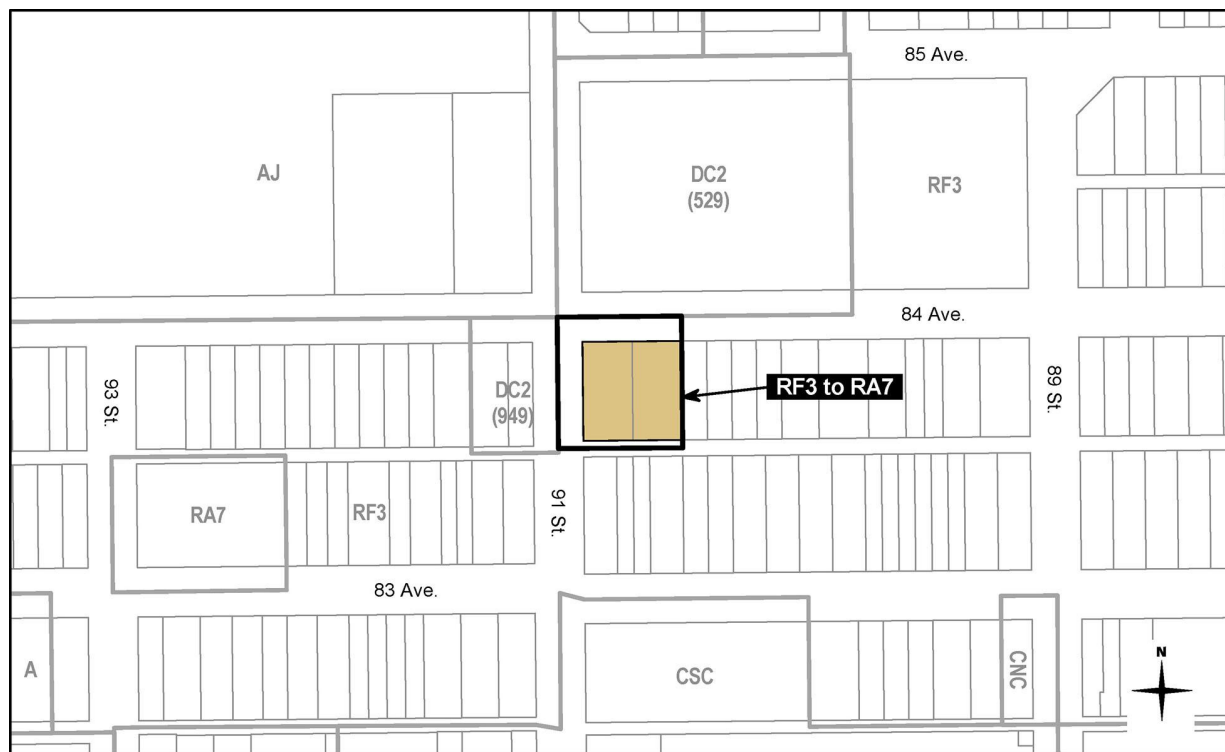


## ADMINISTRATION REPORT **REZONING** BONNIE DOON

**8315 - 91 Street NW**

**8951 - 84 Avenue NW**

To allow for low rise Multi-unit Housing.



**Recommendation:** That Charter Bylaw 19790 to amend the Zoning Bylaw from the (RF3) Small Scale Infill Development Zone with the Mature Neighbourhood Overlay to the (RA7) Low Rise Apartment Zone be **APPROVED**.

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

- the proposed uses and building scale are compatible with the wide variety of residential and institutional buildings in the area;
- the proposed zone facilitates a natural progression in development intensity for a site that contains existing older low rise Multi-unit Housing; and
- it generally complies with the direction for future development on the edge of a Primary Corridor as directed by The City Plan.

## Report Summary

This land use amendment application was submitted by L7 Architecture on March 2, 2021. This application proposes to change the designation of a site from the (RF3) Small Scale Infill Development Zone with the Mature Neighbourhood Overlay to the (RA7) Low Rise Apartment Zone. The proposed RA7 Zone would allow for a 16 metre high building (approximately 4 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.

Development within the proposed zone is compatible with the surrounding area, which already contains a wide variety of residential and institutional buildings of a similar scale. The 91 Street NW collector corridor is well suited for this scale of development with existing transit and future bicycle connections.

The City Plan suggests mostly mid rise buildings with some high rises along Primary Corridors, however, given this site is on the northern edge of the corridor and in early stages of transition to higher intensity development, a low rise built form is also seen as appropriate here.

## The Application

1. CHARTER BYLAW 19790 to rezone the site from the (RF3) Small Scale Infill Development Zone with the Mature Neighbourhood Overlay to the (RA7) Low Rise Apartment Zone. The proposed RA7 Zone would allow for a 16 metre high building (approximately 4 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.

## Site and Surrounding Area

This site is located 2 blocks north of 82 (Whyte) Avenue NW, an arterial road, on 91 Street NW, a collector road. Bus routes run on both of these roads, with Frequent Bus Service on 82 (Whyte) Avenue NW and bus stops on 91 Street NW within a block of this site. 91 Street NW is also planned to be a future district connector bike route. Across the intersection to the northwest is the University of Alberta Campus Saint-Jean.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(RF3) Small Scale Infill Development Zone	Two 2-storey Multi-unit Housing buildings
<b>CONTEXT</b>		
North	(DC2.529) Site Specific Development Control Provision	5 storey residential building (Saint Thomas - Covenant Care Seniors Housing)
East	(RF3) Small Scale Infill Development Zone	Single Detached Housing
South	(RF3) Small Scale Infill Development Zone	Semi-detached Housing
West	(DC2.949) Site Specific Development Control Provision	Single Detached Housing (DC2 Zoning for 4 storey mixed use building)



VIEW OF 8951 - 84 AVENUE FROM NORTH



VIEW OF 8315 - 91 STREET NW FROM WEST

## Planning Analysis

This application represents a progression of increasing intensity on a site that already contains older, low rise Multi-unit Housing from the early 1970's. The proposed RA7 Zone is essentially the contemporary equivalent for low rise Multi-unit Housing, with more height and a smaller rear setback, but with the other setbacks and transitions similar to the existing buildings and the current RF3 Zoning. A full comparison of the existing and proposed zones is in the table below.

	<b>RF3 + MNO</b> <i>Current</i>	<b>RA7</b> <i>Proposed</i>
<b>Principal Building</b>	Multi-Unit Housing	Multi-Unit Housing
<b>Height</b>	8.9 m	14.5 - 16.0 m
<b>Minimum Front Setback</b>	4.0 m	4.0 m
<b>Minimum Interior (East) Side Setback</b>	2.0 - 3.0 m	1.2 - 3.0 m
<b>Minimum Flanking (West) Side Setback</b>	2.0 - 3.1 m	3.0 m
<b>Minimum Rear Setback</b>	16.0 m	7.5 m
<b>Maximum Number of Dwellings</b>	10 Principal Dwellings	No maximum (8 minimum)

The collector road of 91 Street NW north of the site contains several older and newer residential and institutional buildings of approximately 4 storeys, or slightly higher. It is logical that this



trend should continue southward along the corridor as it moves closer to the major arterial of 82 (Whyte) Avenue NW, especially with the existing transit and future bicycle connections.

The blocks on either side of 91 Street NW between 82 (Whyte) Avenue NW and 84 Avenue NW already contain a wide range of lower intensity residential and compatible uses, including single detached, semi-detached, row housing, 4 storey low rise Multi-unit Housing and a church. A new low rise Multi-unit Housing building at this location is considered compatible with this mixture of development in this area.

## **THE CITY PLAN**

There is no neighbourhood level statutory plan that applies to Bonnie Doon. Within The City Plan, the nearby 82 (Whyte) Avenue NW corridor is identified as a Primary Corridor. While there are no specific boundaries for Primary Corridors, they are generally considered to be 3-5 blocks wide and this site, 2 blocks north along a collector road leading to mixed use and institutional uses, is therefore considered within this corridor.

A Primary Corridor is a prominent urban street designed for living, working and moving. It serves as a destination in itself, but also provides critical connections throughout the city and beyond. Primary corridors include a wide range of activities supported by mixed-use development and mass transit. Primary Corridors are seen to accommodate mostly mid rise buildings with some high rises, however, given this site is on the northern edge of the corridor and in early stages of transition to higher intensity development, a low rise built form is also seen as appropriate here.

## **RESIDENTIAL INFILL GUIDELINES**

The Residential Infill Guidelines do not support a low rise Multi-unit Housing building at this location. Although it is a corner site, it is not on the edge of the neighbourhood where the blockface fronts onto an arterial or service road. These guidelines would only support duplexes/semi-detached housing at this location, which Administration believes is too restrictive given the specific context, adjacent to institutional uses and built or approved 4+ storey residential and mixed-use buildings.

## **Technical Review**

### **Transportation**

It is expected that the surrounding area's existing transportation infrastructure will provide sufficient multi-modal access to this site. With redevelopment of the site, vehicular access will be from the rear lane.

The applicant has been encouraged to provide long-term secure bicycle parking in excess of requirements in the Zoning Bylaw due to the location of the development next to a future district connector bike route along 91 Street NW. Other related amenities such as bike wash and repair stations are also encouraged.

## Drainage

A Drainage Servicing Report was reviewed by Administration with this application. On-site stormwater management will be required to mitigate the impacts of development that would be allowed under the proposed zone. Further details of the required on-site stormwater management will be reviewed at the Development Permit stage, but the existing drainage infrastructure in the area will be sufficient to accommodate development allowed under the proposed zone.

## EPCOR Water

There is a deficiency in on-street fire protection adjacent to the property. City of Edmonton Standards require hydrant spacing of 90 metres for the proposed zoning. Hydrant spacing is approximately 112 metres along 91 Street NW and there are no hydrants adjacent to the site on 84 Avenue NW.

The owner/developer will be required to construct two new hydrants, one on 84 Avenue NW and one on 91 Street NW, at their expense.

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.

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

## Community Engagement

<b>ADVANCE NOTICE</b> March 22, 2021	<ul style="list-style-type: none"><li>● Number of recipients: 26 (60 m radius)</li><li>● No responses received: 4</li><li>● Number of responses in support: 0</li><li>● Number of responses with concerns: 4</li><li>● Common comments included:<ul style="list-style-type: none"><li>○ Increased pressure on street parking/nearby Campus Saint-Jean creates issues already (x2).</li><li>○ Don't want more commercial uses in this residential area (x2).</li><li>○ Increase in traffic.</li><li>○ Street parking here should be limited with permits for local residents.</li><li>○ Don't want more density.</li><li>○ The city supports too many rezoning applications.</li><li>○ City Council needs to focus more on existing residents and not what will make more tax revenue.</li></ul></li></ul>
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	<ul style="list-style-type: none"><li>o 4 storey mixed use development shouldn't have been approved west of 91 Street NW (NW).</li><li>o Negative impact on property values</li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>• <a href="https://edmonton.ca/bonnieoonplanningaapplications">https://edmonton.ca/bonnieoonplanningaapplications</a></li></ul>

## Conclusion

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

## APPENDICES

- 1 Application Summary

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19790
Location:	Southeast corner of 84 Avenue NW and 91 Street NW
Addresses:	8315 - 91 Street NW & 8951 - 84 Avenue NW
Legal Description:	Lots 15-18, Block 1, Plan 6900R
Site Area:	1617.3 m <sup>2</sup>
Neighbourhood:	Bonnie Doon
Notified Community Organization:	Bonnie Doon Community League French Quarter and Area Business Association
Applicant:	L7 Architecture

### PLANNING FRAMEWORK

Current Zone and Overlay:	(RF3) Small Scale Infill Development Zone Mature Neighbourhood Overlay
Proposed Zone:	(RA7) Low Rise Apartment Zone
Plan in Effect:	None
Historic Status:	None

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