



ADMINISTRATION REPORT **REZONING, PLAN AMENDMENT** GARNEAU

10902, 10906, 10910, and 10914 - 79 Avenue NW

To allow for medium rise Multi-unit Housing



Recommendation: That Bylaw 19786 to amend the 109 Street Corridor Area Redevelopment Plan and Charter Bylaw 19787 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:

- the proposed additional 2 storeys of height allow for a building more appropriately scaled for this wide arterial frequent transit corridor; and

- the proposed zone better complies with the desired intensity of development along this Secondary Corridor, near a Major Node and Primary Corridor, as directed by The City Plan.

Report Summary

This land use amendment application was submitted by Ram Chadha on March 31, 2021. This application proposes to change the designation of four parcels 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.

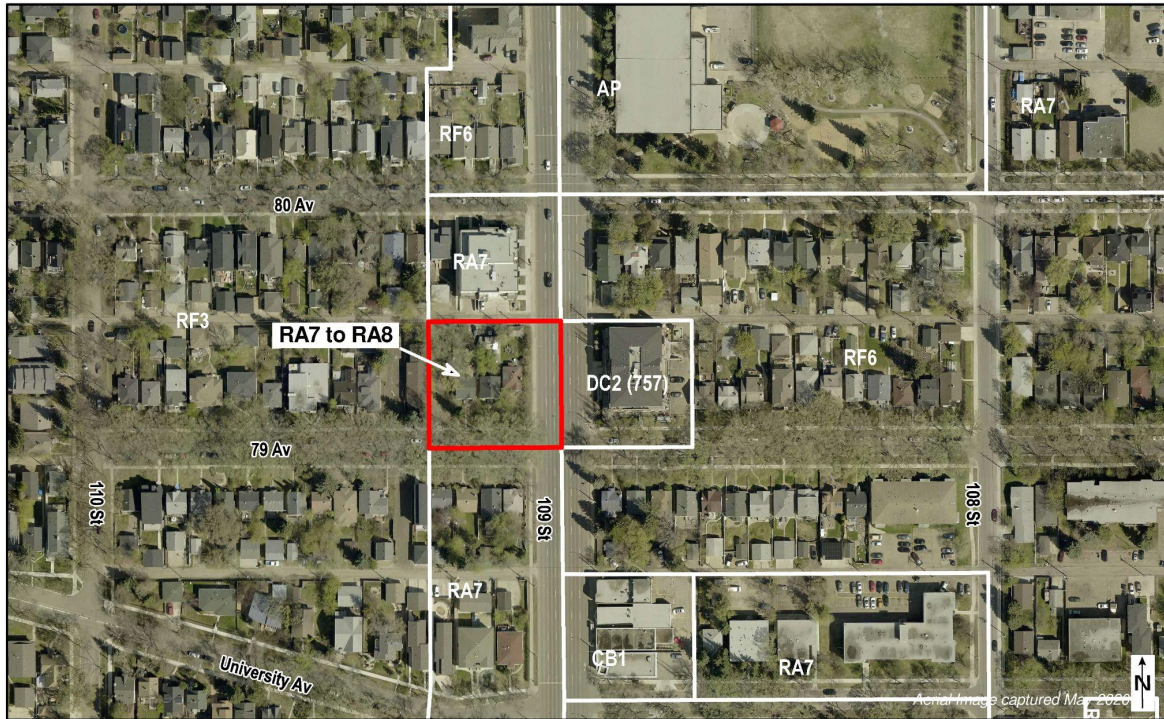
Administration's recommendation reflects a prioritization of The City Plan over the 109 Street Corridor Area Redevelopment Plan. Even though the corridor plan is only 8 years old, it does not adequately reflect current goals and objectives of focusing higher intensity development along nodes and corridors, particularly near the University of Alberta area.

The Application

1. BYLAW 19786 to amend two policies within the 109 Street Corridor Area Redevelopment Plan to facilitate the associated rezoning. Policies 3.3.3.3(i) and 3.3.3.4 limit development to 4 storeys if standard zoning is used and require the use of Direct Control Zoning for proposals higher than 4 storeys.
2. CHARTER BYLAW 19787 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.

Site and Surrounding Area

This site is located along 109 Street NW, a wide, busy arterial road carrying a Frequent Bus Route and serving as a major north-south connector in the south-central part of Edmonton. Surrounding land uses currently range from single detached housing to low rise multi-unit housing buildings.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RA7) Low Rise Apartment Zone	Single Detached Houses
CONTEXT		
North	(RA7) Low Rise Apartment Zone	4 Storey Multi-unit Housing
East	(DC2.757) Site Specific Development Control Provision	4 Storey Multi-unit Housing
South	(RA7) Low Rise Apartment Zone	Single Detached Houses
West	(RF3) Small Scale Infill Development Zone	Single Detached Houses



VIEW OF SITE LOOKING NORTH



VIEW OF SITE LOOKING WEST

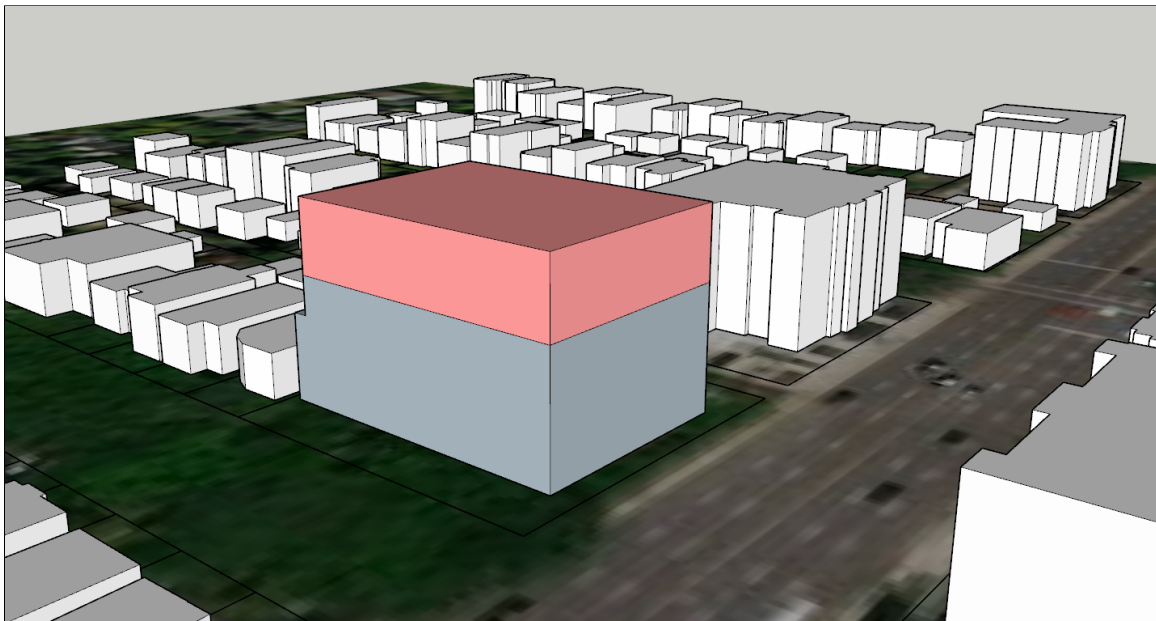
Planning Analysis

LAND USE COMPATIBILITY

The existing RA7 Zone and the proposed RA8 Zone are nearly identical, with the exception of height, floor area ratio and minimum density.

REGULATION	RA7	RA8
Height	14.5 - 16.0 m	23.0 m
Floor Area Ratio	2.3 - 2.5	3.0 - 3.3
Minimum Density	45 dwellings/hectare	75 dwellings/hectare

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. The graphic below shows a massing model of the existing zone (dark grey) and the addition of the 2 extra storeys under the proposed zone (pink).



COMPARATIVE MASSING MODEL OF CURRENT AND PROPOSED ZONES

The main tangible difference this extra height makes is in the increased shadow impacts on nearby properties. A full sun shadow study is attached as Appendix 1 to this report. During the winter and summer, shadow impacts on the properties to the north are similar between the two zones. Both the current and proposed zones don't create shadows on them at the summer solstice and they both do at the winter solstice. However, at the equinoxes (shoulder seasons) it shows that the increase in height does create shadows on the rear of the sites to the north where there wouldn't currently be shadows under the existing zoning. However, in the later

afternoon and evening when people are more likely to be outside on their properties, the shadow impact is moving east, onto 109 Street NW.



CURRENT RA7 ZONE - MAR 21, 12PM



PROPOSED RA8 ZONE - MAR 21, 12PM

Overall, while creating slightly longer shadows, the extra two storeys of height proposed with this application is not a significant change in scale or building form and will not result in noticeably different land use impacts on surrounding properties.

Main Street Scale

The 109 Street NW corridor is a street with policies and zoning striving to make it a more walkable main street. This includes policies within the 109 Street Area Redevelopment Plan and The City Plan as well as having the Main Streets Overlay apply to commercial sites nearby. One recognized main street corridor principle is that the heights of buildings on either side of the corridor should be equal to the distance between buildings on either side. The 109 Street NW corridor is a very wide arterial with 30 metres between property lines. As such, this corridor can handle buildings taller than 4 storeys (~15 m) and even the proposed 23 metres in the RA8 Zone will not lead to a sense of the corridor being enclosed by tall buildings, nor any kind of canyon wind tunnel effect.

THE CITY PLAN

Within The City Plan, The University-Garneau Area is identified as a Major Node, with the nearby 82 (Whyte) Avenue NW and 109 Street NW being identified as Primary and Secondary corridors, respectively. While there are no specific boundaries for this node or these corridors, Major Nodes are considered to be up to 2km across, Primary Corridors can be 3-5 blocks wide and Secondary Corridors can be 1-3 blocks wide.

Major Nodes are seen to accommodate high-rise and mid rise buildings, Primary Corridors are seen to accommodate mostly mid rise buildings with some high rises and Secondary Corridors are seen to accommodate low rise and mid rise buildings. This site is about 1 kilometre from what might be considered the centre of the Major Node, being the University of Alberta

Education and Healthcare Campuses, 3 blocks from the Primary Corridor of 82 (Whyte) Avenue and on the Secondary Corridor of 109 Street NW.

With both low rise and mid rise buildings expected along a Secondary Corridor, this location on the edge of the Major Node and within the area of influence of a nearby Primary Corridor is seen to make this site appropriate for the higher end of this spectrum, a mid rise building. To further support this, the width of the 109 Street NW Corridor suggests it can handle more than 4 storeys, as described in the previous section.

109 STREET CORRIDOR AREA REDEVELOPMENT PLAN

This site is located within the area of application of the 109 Street Corridor Area Redevelopment Plan (ARP). Within this plan, the site is part of the Medium-Scale Residential District and identified as a site for Apartment Housing. While the majority of Land Use and Density and Siting and Building Design Policies are met by both the current RA7 Zone and the proposed RA8 Zone, the plan limits new residential structures to 4 storeys in height with consideration for additional height only through Direct Control Zoning (Policies 3.3.3.3(i) and 3.3.3.4).

The proposed plan amendment associated with this rezoning would exempt this site from these requirements, and allow for an approximately 6 storey building using the standard (RA8) Medium Rise Apartment Zone. According to the plan, the purpose of requiring Direct Control zoning for a building above 4 storeys is so that the application can:

"provide for community benefits and/or enhanced design features. Such features may include: assisted housing units; family oriented housing units; public realm enhancements; improved transition (increased setback and stepped massing) between the new development and existing low density residential development to optimize access to sunlight and increase privacy; and sustainable building practices."

Administration believes this strategy is logical in situations where planning policies and best practices would otherwise not suggest a taller building would be appropriate at a given location. However, while this ARP states 4 storeys is to be considered the base height at this location before needing a DC2 Provision, the aforementioned best practice with regards to the scale of buildings along main streets, as well as The City Plan suggest otherwise.

For this site, and as redevelopment occurs along this corridor closer to 82 (Whyte) Avenue NW and the University area, it is Administration's opinion that it is not reasonable to expect sites looking to go slightly higher than 4 storeys to be forced to use Direct Control Zoning and are supportive of the amendment proposed with this application.

Technical Review

Transportation

The 109 Street ARP suggests considering east-west lane closures or semi-closures and the introduction of lanes parallel to 109 Street NW in conjunction with redevelopment proposals. With respect to this application, a new north-south lane could be constructed on the west side

of the site, connecting the existing east-west lane north of the site with 79 Avenue NW. However, the portion of the east-west lane abutting the site will be reconstructed as part of the recent redevelopment north of the site. That new development takes vehicular access (both to surface parking and an underground parkade) to this lane. Closing the lane connection at 109 Street NW would complicate maneuvers for waste pick-up and require additional land from the rezoning site to construct a new north-south lane. Additionally, Traffic Safety has not identified any concerns with the existing lane access. Therefore, closing this segment of the lane as described in the 109 Street ARP was not pursued.

With redevelopment of the site, vehicular access will be from the rear lane. The adjacent lane is a reduced 5 metre right-of-way, which is typical in older neighbourhoods like Garneau. The development may be required to include a hard-surfaced setback area (0.5 - 1.0 metre wide) free of obstructions adjacent to the lane to ensure adequate operating space. Additionally, upgrades to the lane may also be required. The requirements and extent of lane upgrades and setbacks will be determined at the development permit stage. Any relocation of utility poles required shall be at the owner's expense.

Building Great Neighbourhoods is commencing with neighbourhood renewal construction in Garneau in 2021 and the City's Envision 109 Project looks to improve the streetscape of 109 Street NW through public realm improvements. Both the current RA7 Zone and proposed RA8 Zone have the same interface requirements with 109 Street NW, so the ability of a building here to integrate with streetscape improvements is not changed by this application. The owner/developer will be required to construct a 2.0 metre concrete boulevard walk along 109 Street NW adjacent to this site.

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 on-street fire flows of 300 litres per second and hydrant spacing of 90 metres for the proposed zoning. On-street fire flows in the area are well below the required flow rate and there is just one hydrant on 79 Avenue NW adjacent to this site.

The owner/developer will be required to construct approximately 185 metres of new water mains and one new hydrant 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

<p>ADVANCE NOTICE May 3, 2021</p>	<ul style="list-style-type: none"> • Number of recipients: 148 (120 m radius) • No responses received: 10 • Number of responses in support: 1 • Number of responses with concerns: 9 • Common comments included: <ul style="list-style-type: none"> o Goes against 109 Street plan (x7) o 6 storeys does not fit with the character of the area/abrupt change (x5) o RA7/4 storeys is enough, don't need RA8/6 storeys (x4) o Will reduce sunlight access on adjacent properties (x4) o Increased parking pressure on streets (x3) o Precedent setting for the corridor (x2) o City keeps ignoring existing plans and agreements with communities and giving in to developer requests all the time (x2) o Invades privacy of nearby houses/unwelcome sightlines (x2) o Increase vehicle pressure in lane/lane not in good quality (x2) o Don't want to see the loss of mature trees (x2) o Idea of needing to use DC2 to go above 4 storeys should be followed. RA8 allows more height without high quality design. o 6 Storeys will be negative aesthetically o If done all along the corridor, it would create a wind tunnel. o Would like to see concrete structure as they last longer o Make sure streetscape plans are followed. o Increased noise from higher density building o If the majority of residents nearby oppose something, the City should listen.
<p>WEBPAGE</p>	<ul style="list-style-type: none"> • edmonton.ca/garneauplanningapplications









Conclusion

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









APPENDICES

- 1 Sun Shadow Study
- 2 Application Summary







SUN SHADOW STUDY

MAR/SEP 21	RA7 Current 4 Storey Zone	RA8 Proposed 6 Storey Zone
9AM		
12PM		
3PM		
6PM		

SUN SHADOW STUDY

JUNE 21	RA7 Current 4 Storey Zone	RA8 Proposed 6 Storey Zone
8AM		
12PM		
4PM		
8PM		

SUN SHADOW STUDY

DEC 21	RA7 Current 4 Storey Zone	RA8 Proposed 6 Storey Zone
10AM		
12PM		
3PM		

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment, Rezoning
Bylaw/Charter Bylaw:	19786, 19787
Location:	Northwest corner of 79 Avenue NW and 109 Street NW
Addresses:	10902, 10906, 10910, and 10914 - 79 Avenue NW
Legal Description:	Lots 2-5, Block 140, Plan I23
Site Area:	1618.5 m ²
Neighbourhood:	Garneau
Notified Community Organizations:	Garneau Community League Queen Alexandra Community League Central Area Council of Community Leagues
Applicant:	Ram Chadha

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:
Approved By:
Branch:
Section:

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