



CITY PLANNING REPORT **REZONING** QUEEN ALEXANDRA

10515, 10517, 10521, 10525, 10529 - 78 AVENUE NW

To allow for a five storey, 50 unit Apartment Housing development.



RECOMMENDATION AND JUSTIFICATION

City Planning is in **SUPPORT** of this application because it:

- contributes to residential infill and increases the available housing options in the neighbourhood;
- is in character with existing apartments developed throughout the neighbourhood; and
- requires a sensitive building design that is appropriate and compatible with the surrounding area.

THE APPLICATION

1. CHARTER BYLAW 18536 to amend the Zoning Bylaw from the (RA7) Low Rise Apartment Zone and Medium Scale Residential Infill Overlay to a (DC2) Site Specific Development Control Provision.

The proposed DC2 Provision has the following key characteristics:

- Maximum Height: 18.5 metres
- Maximum Floor Area Ratio: 3.0
- Residential Density: 50 dwellings

SITE AND SURROUNDING AREA

The site consists of five lots, each of which is currently developed with a Single Detached house, together forming a site of approximately 0.2 hectares. It is located mid-block along the south side of 78 Avenue NW, which is a Local road, between 105 Street NW and 106 Street NW, which are both Collector roads. A mix of development types exist in vicinity to this site, from Single Detached and Semi-Detached homes, to low rise apartments. The entirety of both blocks north and south of 78 Avenue NW are currently zoned RA7.



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	Three Storey Apartment Building
East	(RA7) Low Rise Apartment Zone	Semi-Detached House Three Storey Apartment Building
South	(RA7) Low Rise Apartment Zone	Four Storey Apartment Buildings Single Detached Houses
West	(RA7) Low Rise Apartment Zone	Three Storey Apartment Building Four Storey Apartment Building



VIEW OF SITE FACING SOUTH FROM 78 AVENUE



VIEW OF SITE FROM REAR LANE, FACING NORTHEAST

PLANNING ANALYSIS

LAND USE COMPATIBILITY

This area within Queen Alexandra is zoned for (RA7) Low Rise Apartment Zone, and comprised of a mix of development types including single detached, semi-detached, and low rise apartments. The majority of land in proximity to the site is developed with three and four storey apartments.

With one additional storey proposed beyond the current RA7 allowance of four storeys, the proposed residential development is compatible with the surrounding residential area. While the floor area ratio and density are also increased from the current zone as indicated in Table 1 below, the potential negative impacts of this are mitigated through sensitive building design and additional urban design regulations required through the DC2 Provision. Further additional housing choices are provided in form of family oriented units increasing the housing diversity of the neighbourhood.

	DC2 (Proposed)	RA7 (Existing)
Height	18.5 m	16.0 m (pitched) 14.5 m (flat)
Floor Area Ratio	3.0	1.4
Density (Dwellings)	50	25
Front Setback	5.5 m	6.0 m
Side Setback	3.0 m	4.0 m
Parking Location	All underground except for 3 visitor stalls at the rear	At grade or underground

Table 1: DC2 and RA7 Comparison

While a DC2 is not subject to the Medium Scale Residential Infill Overlay, regulations have been included to achieve the intent of the Overlay by providing appropriate transition to all adjacent existing development. The DC2 Provision includes a number of regulations to deal with these transitions and minimize negative impacts, including a requirement of:

- setbacks for the east, north, and west facades;
- a 1.83 m high retaining wall/wood screen fence along the shared property lines; and
- sensitive placement of windows and balconies on the new development that ensures privacy and minimizes overlook into the abutting semi-detached site.

Abutting the site, to the east, is one semi-detached home, which requires the most sensitive transition. To achieve this, setbacks have been included at the fourth and fifth storeys, and guidance in the regulation directs that placement of windows and entrances should be sensitive to privacy.

The additional 4 metres in height has a negligible change to sun shadow impacts on adjacent properties compared to the currently permitted 14.5 metres under the RA7 Zone. Between March 21 and September 21, the shadow of the proposed building does not extend any further north than the pedestrian sidewalk on the north side of 78 Avenue NW, as indicated by the Sun Shadow Study attached as Appendix 2.

PLANS IN EFFECT

There is no plan in effect for Queen Alexandra.

APPLICABLE GUIDELINES

Residential Infill Guidelines (RIGs)

This application has been reviewed with respect to the Residential Infill Guidelines for Mid Rise Apartments. The location does not meet the guidelines for mid rise apartments as they suggest that this form of development only be allowed if located along an arterial roadway, or on a Large Site over 1 hectare in size, which this site is not. However, this swath of the neighbourhood already exists under the RA7 Zone, which provides for low rise apartments throughout the area along local roads, and are in similar scale to the proposed development.

The majority of guidelines for Mid Rise Apartments are met with regards to built form, parking, building design, site design, and streetscape. A comprehensive comparison of this application with the specific guidelines of the RIGs is included as Appendix 1 to this report. Overall, this application proposes development that is in line with the intent and objectives of the Residential Infill Guidelines.

HERITAGE

One Single Detached house, at 10525 - 78 Avenue NW, is listed on the municipal Register of Historic Resources, and is known as the William Netzel Residence. On January 29, 2018, City Planning notified City Council of an application to demolish this structure by way of a memo to each Councillor and the Mayor's offices. No responses citing objections to this memo were received. No demolition permit has yet been issued.

AFFORDABLE HOUSING

The DC2 Provision complies with Policy C582, which provides the option for the City to purchase 5% of the proposed number of residential dwellings at 85% of the market price, or accept cash-in-lieu.

COMMUNITY AMENITY CONTRIBUTIONS

The proposed DC2 Provision requires a minimum of 2 three bedroom dwellings and 3 Family Oriented Dwellings as well as a contribution of \$49,760 towards the Queen Alexandra Cross Roads Pocket Park or other open space improvement projects in the area. These contributions satisfy the requirements of the Community Amenity Contribution Policy C599.

TECHNICAL REVIEW

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

PARKING, LOADING, AND VEHICULAR ACCESS

All parking and vehicular access is from the rear lane to the south of the site. A maximum of three vehicular parking spaces for visitor parking are provided at grade. All other required parking is provided underground, at a rate of one stall per unit, for 50 parking stalls. Three visitor parking stalls are also located underground.

The application provides for 26 secured bicycle parking spaces which is beyond what the Zoning Bylaw would normally require. Three visitor bicycle parking spaces are also provided near the front door of the building.

PUBLIC ENGAGEMENT

<p>ADVANCE NOTICE January 19, 2018</p>	<ul style="list-style-type: none"> ● Number of recipients: 111, including the Central Area Council of Community Leagues, the Queen Alexandra Community League, and the Old Strathcona Business Revitalization Zone ● Two responses were received ● Number of responses in support: 0 ● Number of responses with concerns: 2 ● Common comments included: concerns over parking and traffic, impacts of construction on the community, objection to density.
<p>PUBLIC MEETING</p>	<ul style="list-style-type: none"> ● Not held
<p>WEBPAGE</p>	<ul style="list-style-type: none"> ● edmonton.ca/QueenAlexandra

Pre-application notification of surrounding property owners was completed by the applicant in November, 2017. The applicant reported that 11 letters were returned to them, with eight in support. Three letters reported concerns including construction noise, impact on property values, and objections to density. The applicant held meetings with representatives of the Queen Alexandra Community League, and made modifications including stepbacks and changing the location of a wheelchair ramp in response to concerns.

CONCLUSION

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

APPENDICES

- 1 Residential Infill Guideline Analysis
- 2 Sun Shadow Study
- 3 Application Summary

RESIDENTIAL INFILL GUIDELINES ANALYSIS

The application was reviewed for conformance to the recommendations for Mid Rise Apartments.

LOCATION AND DISTRIBUTION

Conforms	Does not Conform
<p>Mid Rise Apartment sites should have direct access to an arterial or collector road, or a road with the demonstrated capacity to accommodate the development without undue impact on adjacent areas.</p> <p>(City Planning has determined that the road network has sufficient capacity to serve the proposed development.)</p>	<p>Mid Rise Apartment buildings should locate in the City’s key activity centres, including:</p> <ul style="list-style-type: none"> a. The central area of the city, including Downtown, the Station Lands and Downtown North Edge; b. Areas adjacent to LRT Stations; c. At existing regional or community level shopping centre sites. <p>Subject to the development being able to achieve the applicable Large Infill Site Guidelines, Mid Rise Apartment buildings may be located:</p> <ul style="list-style-type: none"> a. On Large Residential Infill Sites, which are defined generally as sites over one hectare in size; b. On other sites where the specific context of the site warrants consideration of Mid Rise buildings such as on sites that have direct access to an arterial or collector road, and are isolated from small scale residential development by other land uses such as existing medium/large scale residential development, commercial development, a large park site or natural area.

PARKING

Conforms	Does not Conform
<p>Sufficient onsite parking for all units should be provided as required by the Zoning Bylaw.</p> <p>(The development provides sufficient parking according to a Parking Assessment as reviewed and accepted by City Planning.)</p> <p>All parking should be accessed from the adjacent lane.</p> <p>Resident parking should be provided underground or in above ground parking structures.</p> <p>Any surface visitor parking areas for Mid Rise Apartments should:</p> <ul style="list-style-type: none"> a. Be developed at the side or rear of the building; b. Be separated from residential units by landscaped buffers; c. Be accessed from the lane; d. Cluster parking spaces and divide the clusters with landscaping; and, e. Not impact the street or outdoor amenity areas. 	

BUILT FORM AND DESIGN

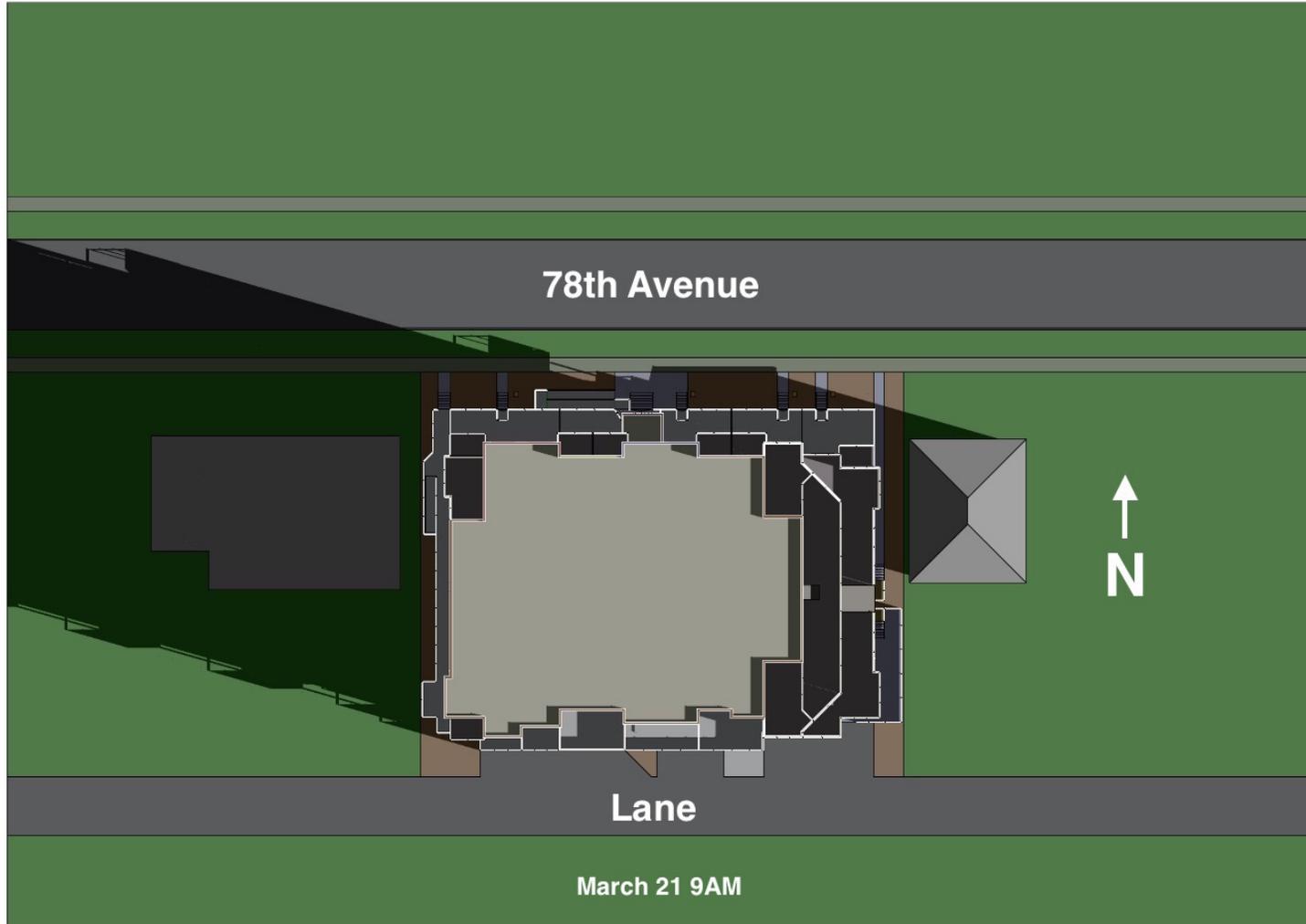
Conforms	Does not Conform
<p>The maximum height of Mid Rise Apartment buildings should be determined using the Large Infill Site Guidelines.</p> <p>(The proposed building at a height of 18.5m will provide for a maximum angle of approximately 36 degrees from the property line to the north, matching the intent of the angular plane prescription for 35 degrees)</p>	<p>All units should have access to common, outdoor, ground level amenity space.</p>
<p>To minimize visual impact on and maximize integration with the existing neighbourhood,</p> <p>Mid Rise Apartments should:</p> <ul style="list-style-type: none"> a. Incorporate fundamental design elements, proportions, and character found within the neighbourhood; and, b. Be constructed with durable, quality materials similar or complementary to those found within the neighbourhood. 	
<p>The building mass should be arranged to minimize shadowing and optimize access to sunlight on adjacent properties as set out in the Large Infill Site Guidelines.</p>	
<p>A sun/shadow analysis should be prepared, including analyses of shade impacts for the spring and fall Equinoxes and the winter Solstice.</p>	
<p>The privacy of adjacent dwellings should be maintained by minimizing overlook through:</p> <ul style="list-style-type: none"> a. Setbacks and articulation of the building, and, b. Careful placement of windows, doors, patios and balconies. 	
<p>Building facades should be modulated in plan and elevation and articulated to reduce the appearance of building bulk and to create</p>	

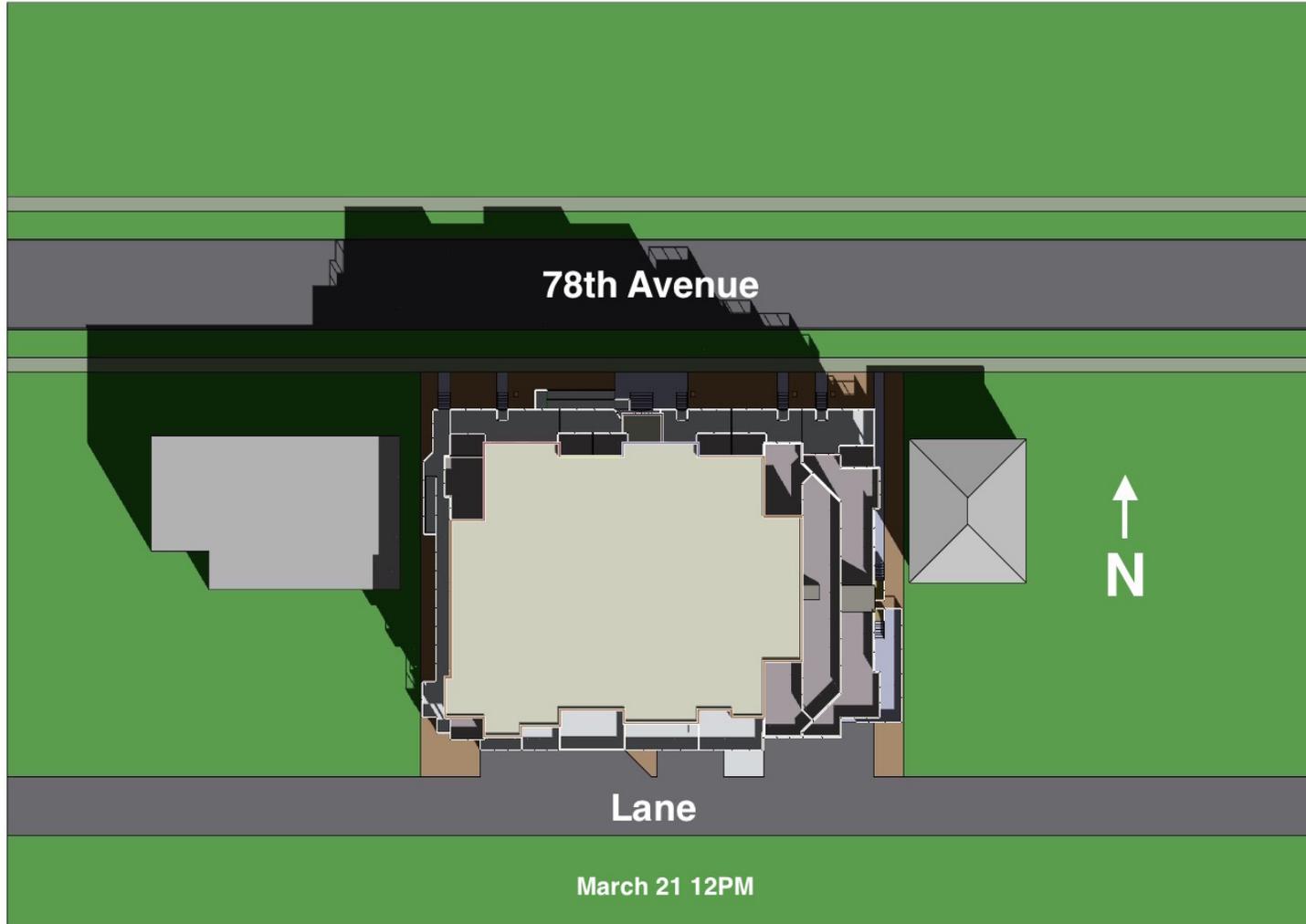
<p>visual interest. The building façade should be punctuated:</p> <ul style="list-style-type: none"> a. At a maximum of eight metres along the building frontage with an indentation no less than two metres wide and two metres deep; and, b. At the primary street entrance to the building with an indentation of no less than two metres wide and two metres deep. <p>(Primary entrance is approximately 1.3 m indented).</p>	
<p>The maximum building length of Mid Rise Apartments should be no more than 48 metres, permitting views through the site and limiting building mass along the block face.</p>	
<p>All ground-oriented units should be provided with private outdoor open space.</p>	
<p>The building should front onto a street.</p>	
<p>All ground level units with street frontage should have an individual, private entrance that fronts onto a street; all other units should be accessed through a front entrance hall fronting onto a street.</p>	

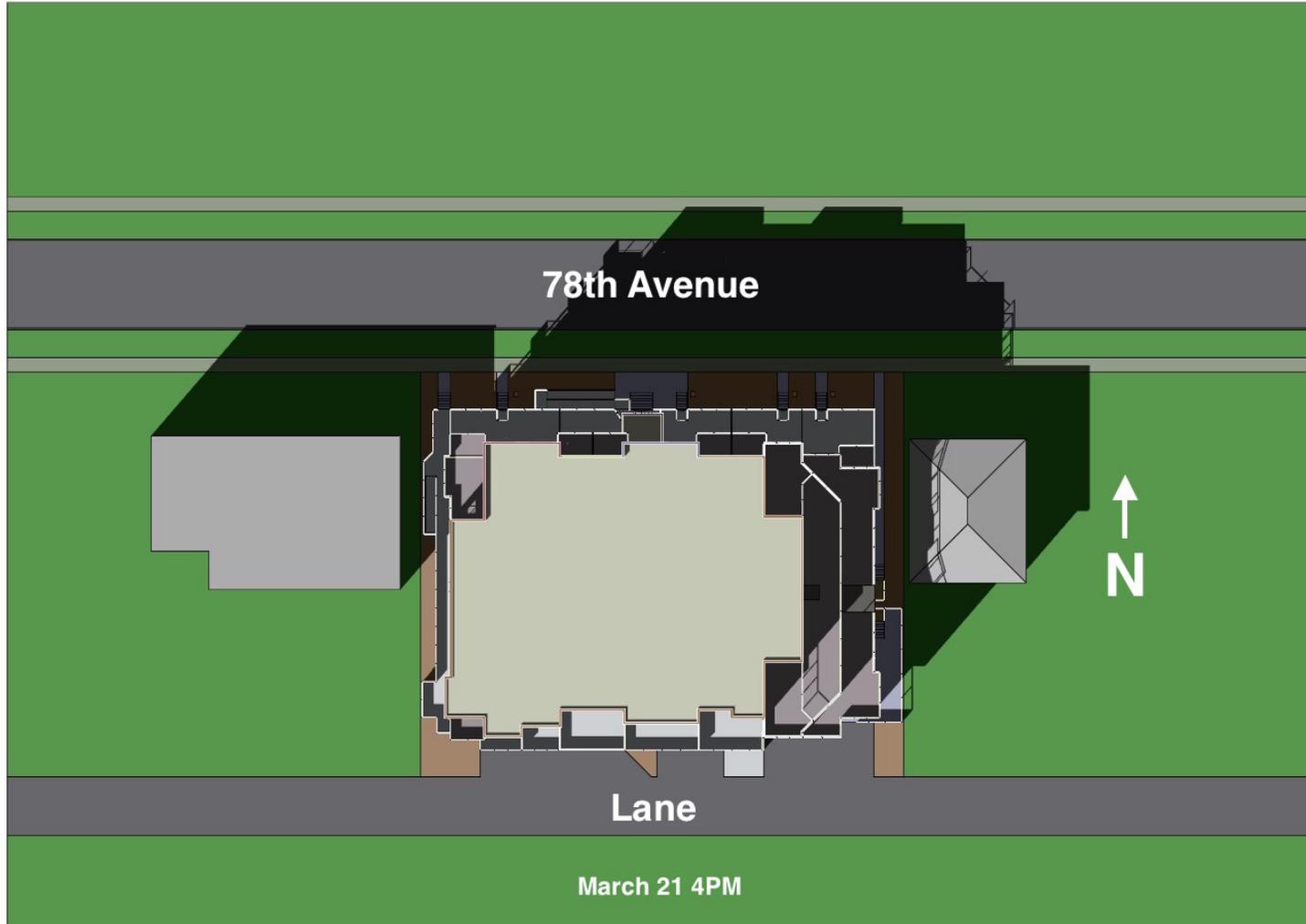
SITE DESIGN AND STREETScape

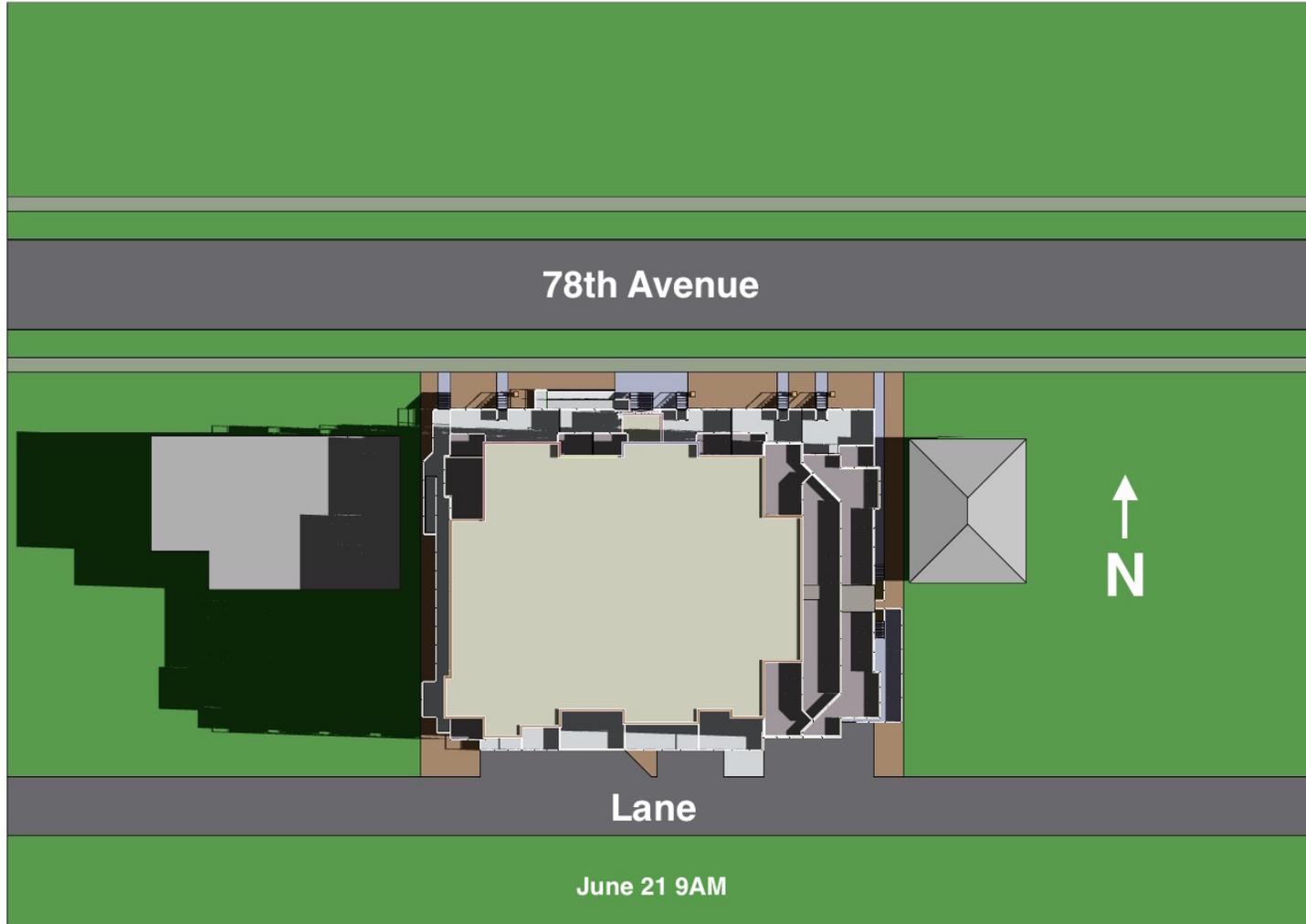
Conforms	Does not Conform
<p>The site should be landscaped in accordance with an approved Landscape Plan which provides for a high standard of landscaping on the site.</p>	<p>The Landscape Plan should:</p> <ul style="list-style-type: none"> a. Include an assessment of mature trees on site; b. Provide for the retention of mature trees to the greatest extent possible; and c. Incorporate the design and planting of public sidewalk and boulevard areas adjacent to the site. d. Illustrate the landscaping of yards and common outdoor amenity areas.
<p>The site design should, in concert with the design of the building:</p> <ul style="list-style-type: none"> a. Assist in optimizing access to sunlight on adjacent properties and on common outdoor amenity areas; and, b. Maintain the privacy of adjacent homes through the use of fencing, screening and landscaping. 	<p>Common outdoor amenity space should be provided on site for residents which:</p> <ul style="list-style-type: none"> a. Accommodates the recreational and social needs of residents, including families with children where family units are proposed; and, b. Is located where there is surveillance, sunlight and weather protection.
<p>The streetscape design, including building features and landscape treatment along street frontages should integrate the new development into the existing neighbourhood by:</p> <ul style="list-style-type: none"> a. Providing entry transitions (e.g. use of steps, fences, gates, hedges, low walls) and semi-private outdoor spaces that create a comfortable relationship between the public realm of the street and the private space of the dwelling units; b. Providing individual, private front entries and landscaped yards for ground floor units; c. Providing a prominent front entrance to the building; 	

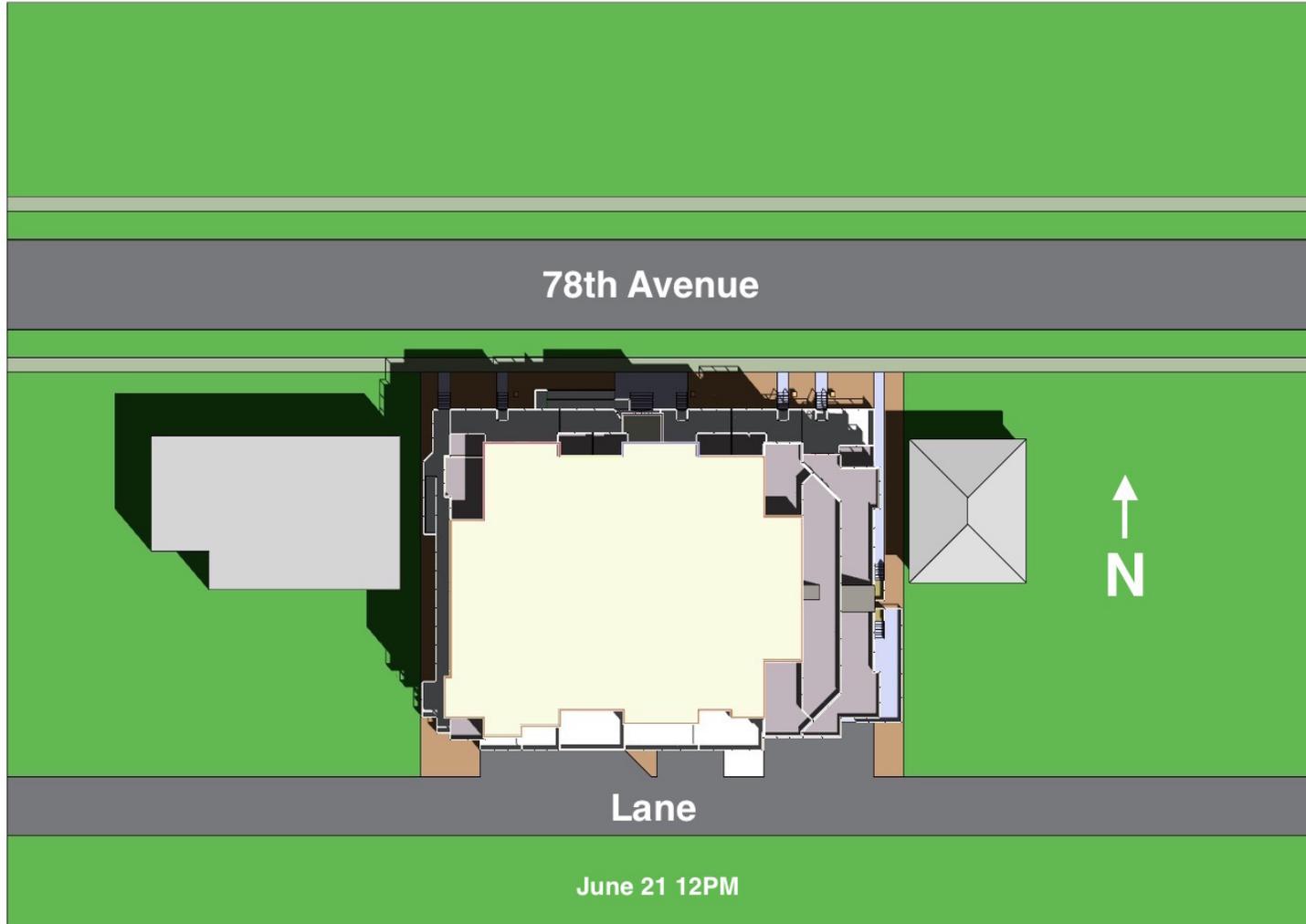
<p>d. Using articulated building frontages, creating recessed balconies and roofline features; and,</p> <p>e. By maintaining the existing development pattern along the street, including set backs, treed boulevards and no vehicular access from the street.</p>	
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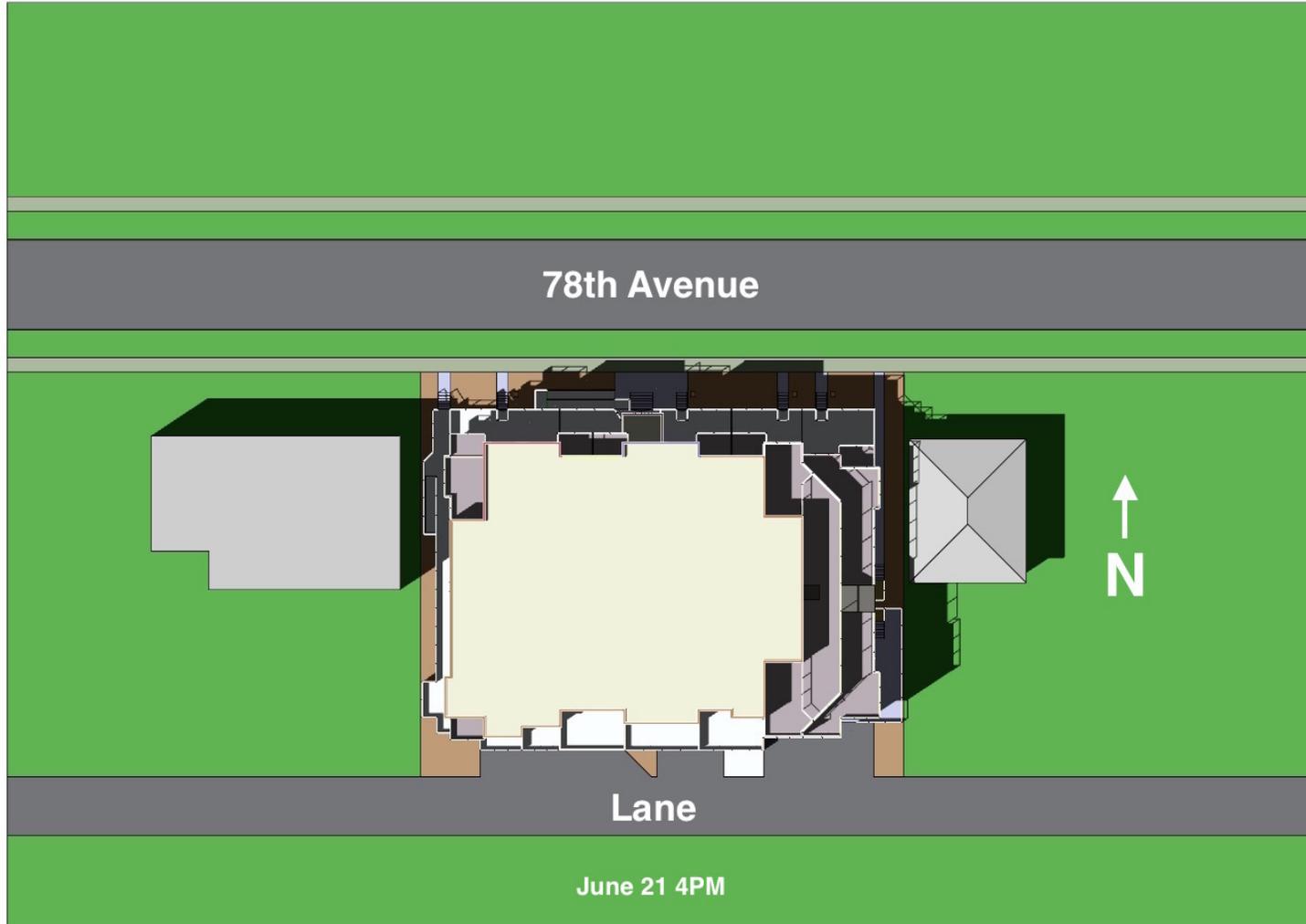


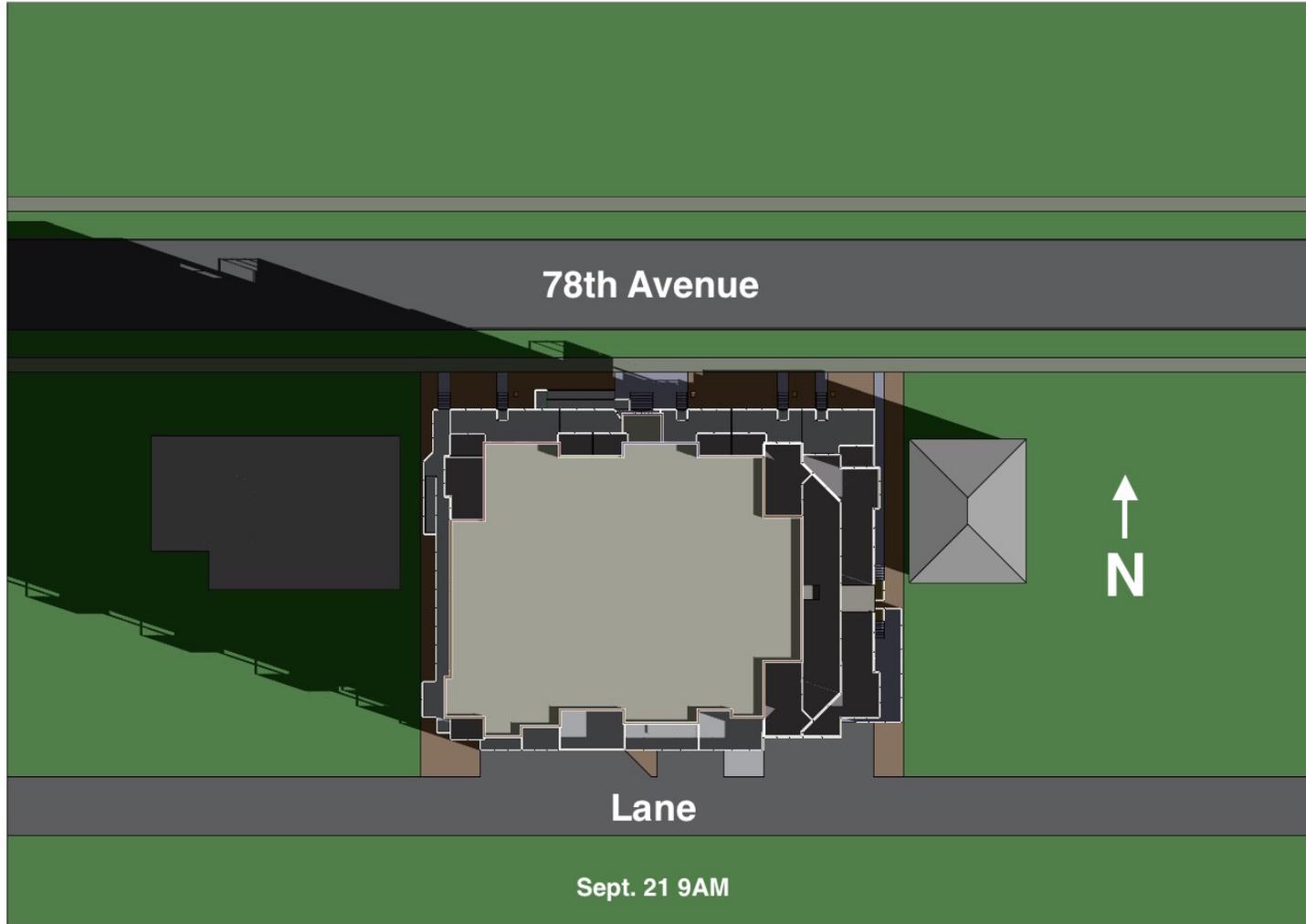


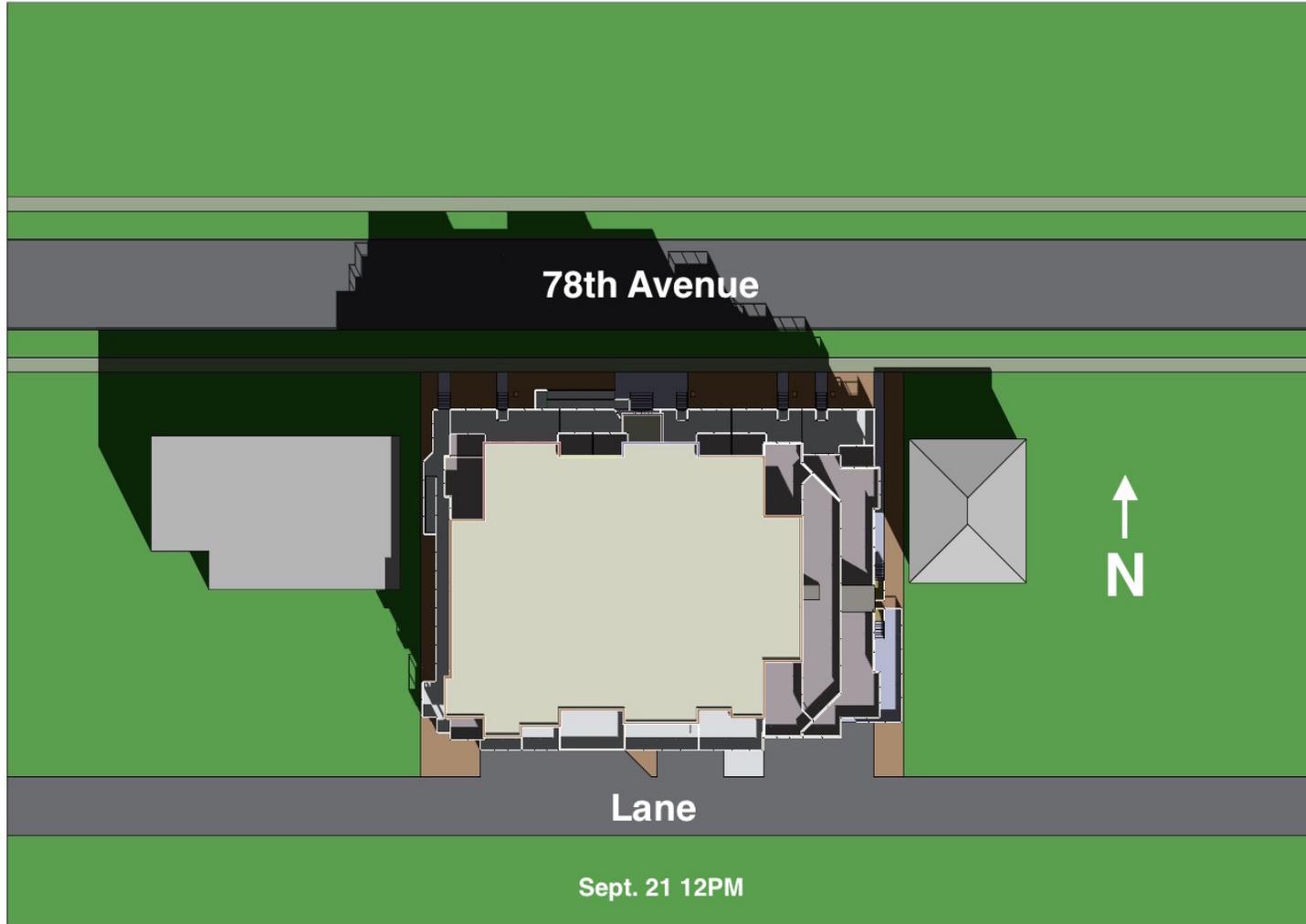


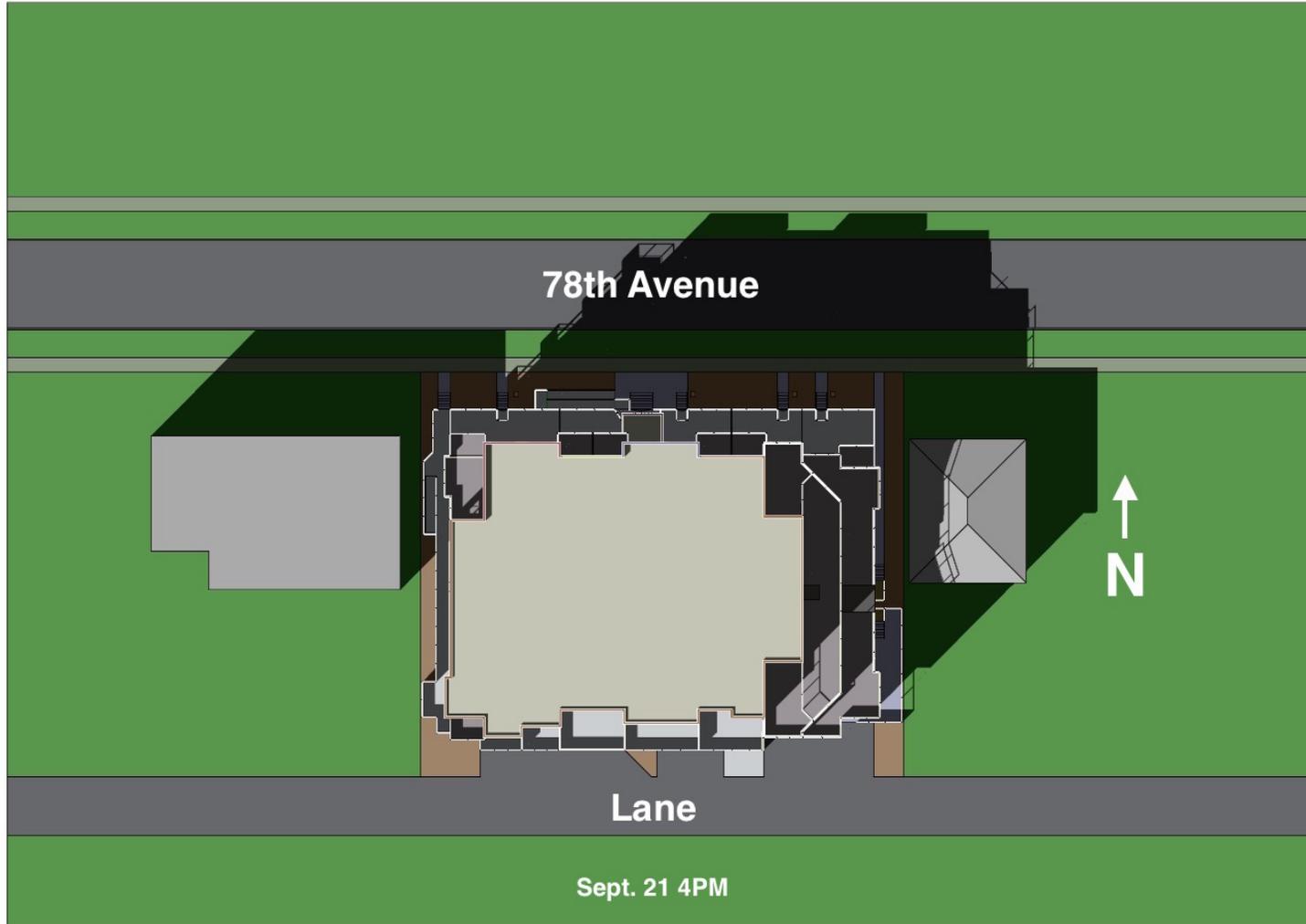












APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	18536
Location:	North of 78 Avenue NW and west of 105 Street NW
Addresses:	10515, 10517, 10521, 10525, 10529 - 78 AVENUE NW
Legal Descriptions:	Lot 6 and Lot 7, Block 27, Plan 6289KS Portions of Block 27, Plan I
Site Area:	1,996 m ²
Neighbourhood:	Queen Alexandra
Ward - Councillor:	8 - Ben Henderson
Notified Community Organizations:	Central Area Council of Community Leagues, Queen Alexandra Community League, Old Strathcona Business Revitalization Zone
Applicant:	Brass III

PLANNING FRAMEWORK

Current Zone and Overlay:	(RA7) Low Rise Apartment Zone Medium Scale Residential Infill Overlay
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plan in Effect:	None
Historic Status:	10525-78 Avenue (William Netzel Residence) is recognized on the municipal Register of Historic Resources; the owner has declined to designate the property as a Municipal Historic Resource.

Written By:
 Approved By:
 Branch:
 Section:

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