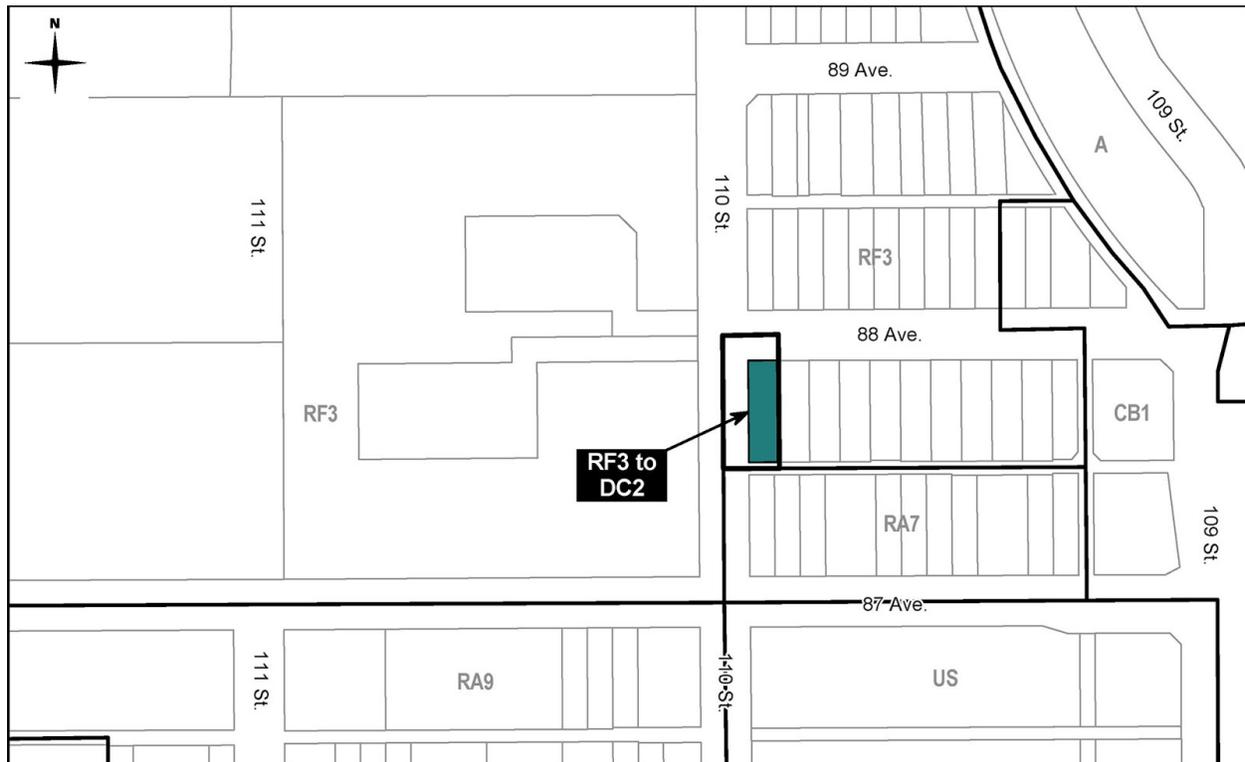




ADMINISTRATION REPORT REZONING, PLAN AMENDMENT GARNEAU

8715 - 110 Street NW

To allow for ground-oriented multi-unit housing.



Recommendation: That Bylaw 19592 to amend the Garneau Area Redevelopment Plan and Charter Bylaw 19593 to amend the Zoning Bylaw from (RF3) Small Scale Infill Development Zone to (DC2) Site Specific Development Control Provision be APPROVED.

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

- it proposes a moderate increase in building mass on a site already zoned for multi-unit housing;
- conforms to the policies of the Garneau Area Redevelopment Plan;
- provides sensitive transitions and setbacks to adjacent properties;
- is located within the University of Alberta Major Node identified in The City Plan; and
- is located in close proximity to transit service.

Previous Council Action

At the May 4, 2021, City Council Public Hearing, the following motion was passed:

That Bylaw 19592 and Charter Bylaw 19593 be referred back to Administration to have increased interior side and rear setbacks similar to the RF3 zone through Direct Control zoning, and return to the September 8, 2021, City Council Public Hearing.

Report Summary

This land use amendment application was submitted by Green Space Alliance on September 30, 2020 on behalf of landowners Pinto Properties Inc. The application originally proposed a rezoning for one lot from (RF3) Small Scale Infill Development Zone to (UCRH) Urban Character Row Housing Zone, which was revised to (DC2) Site Specific Development Control Provision following the May 4, 2021 Public Hearing. The DC2 would allow for:

- up to three principal dwellings of multi-unit housing;
- a maximum building height of 12.0 metres; and
- sensitive rear and interior setbacks and stepbacks.

This proposal is in alignment with the The City Plan by aligning with the goals and policies to accommodate all future growth for an additional 1 million people within Edmonton's existing boundaries. To do this, 50% of all new residential units are intended to be created at infill locations.

The proposed rezoning requires an amendment to Schedule Q (map of current zoning) in the Garneau Area Redevelopment Plan to reflect the proposed zone. The proposed rezoning aligns with the policies of the ARP to develop a wide range of family oriented housing in the area.

The Application

1. BYLAW 19592 to amend Schedule Q (map of current zoning) in the Garneau Area Redevelopment Plan to reflect the proposed zone.
2. CHARTER BYLAW 19593 to amend the Zoning Bylaw to rezone the site from (RF3) Small Scale Infill Development Zone to (DC2) Site Specific Development Control Provision to allow for the development of up to three principal dwellings in the form of row housing.

Site and Surrounding Area

The site area is approximately 490 square metres and consists of one corner lot. It is located in the interior of the Garneau neighbourhood, on the corner of 88 Avenue NW and 110 Street NW, and is directly across from the University of Alberta East Campus Village and a block from Garneau School. Bus stops on 109 Street NW and 87 Avenue NW are within 200 metres walking distance of the site and the University LRT Station is within 500 metres walking distance from the site. Both 109 Street NW and 87 Avenue NW will be part of the ETS Frequent Transit Network. Protected two-way raised bike lanes are planned along 88 Avenue NW and 110 Street NW to be implemented with Garneau Neighbourhood Renewal commencing this year.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF3) Small Scale Infill Development	Single detached house
CONTEXT		
North	(RF3) Small Scale Infill Development	Single detached house
East	(RF3) Small Scale Infill Development	Single detached house
South	(RA7) Low Rise Apartment Zone	Single detached house
West	(RF3) Small Scale Infill Development	University of Alberta East Campus Village student housing



VIEW OF THE SITE FROM NORTH



VIEW OF THE SITE FROM SOUTHWEST



VIEW OF THE SITE FROM WEST



VIEW OF THE SITE FROM NORTHWEST

Planning Analysis

HISTORY OF APPLICATION

A previous Development Permit application was approved under the current RF3 Zone, but was successfully appealed by nearby residents to the Subdivision and Development Permit Appeal Board.

This rezoning application was subsequently submitted for a rezoning to the UCRH Zone, which was heard at the Public Hearing on May 4, 2021. The application was referred through a motion by Council to revise the application to a Direct Control Zone to address the interior and rear setbacks. The applicant revised the application to a DC2, and a meeting was held with the adjacent neighbour, the President of the Garneau Planning Committee, the applicant, and city administration. Some revisions to the DC2 were made, including larger cutbacks in the building along the front and rear portions of the interior side setback. Following the meeting and revisions, it was agreed that the proposed DC2 addressed the motion relating to the interior and rear setbacks.

LAND USE COMPATIBILITY

The site is considered suitable for the proposed development, as it provides a transition in scale from the University of Alberta East Campus Village student housing immediately to the west, which has a height of three and a half storeys, and the properties across the lane to the south which are zoned (RA7) Low Rise Apartment Zone which allows a height of 14.5 metres for a building with flat roof and 16.0 metres for a building with a pitched roof (approximately four storeys). The transition to the single detached house to the east is considered appropriate, having similar setback requirements to the RF3 zone and a modest increase in the maximum height.

The proposed zoning would allow an increase in the current maximum height from 8.9 metres to 12.0 metres. When compared to the previously proposed UCRH Zone, the proposed DC2 provides rear and interior side setbacks and stepbacks that are similar to the current RF3 Zone.

ZONING COMPARISON

	UCRH <i>Previously Proposed</i>	RF3 + MNO <i>Current Zone</i>	DC2 <i>Currently Proposed</i>
Principal Building	Multi-Unit Housing	Multi-Unit Housing	Multi-Unit Housing
Height	12.0 m	8.9 m	12.0 m
Minimum Setbacks			
North Setback (front)	3.0 m	7.38 m	3.0 m 4.0 m (above 6.7 m)
East Setback (interior side)	1.2 m 3.0 m (above 8.9 m)	3.0 m	2.0 m 3.0 m (for the front 6.0 m and the rear 16.0 m of building and above 6.7 m)
South Setback (rear)	12.0 m	16.0 m	14.0 m 16.0 m (above 3.9 m)
West Setback (flanking side)	3.0 m	2.0 m	2.0 m
Maximum No. Dwellings	Three (3) Principal Dwellings Three (3) Secondary Suites	Three (3) Principal Dwellings Three (3) Secondary Suites Three (3) Garden Suites	Three (3) Principal Dwellings Three (3) Secondary Suites

Accessory Building	Detached Garage	Garden Suite/Detached Garage	Detached Garage
Height	4.3 m	6.5 m	4.3 m
Interior Side Setback	0.6 m	1.2 m	0.6 m
Flanking Side Setback	3.0 m	2.0 m	2.0 m
Rear Setback	1.2 m	1.2 m	1.2 m
Fully Contained within the Rear #m	18.0 m	18.0 m	9.0 m

GARNEAU AREA REDEVELOPMENT PLAN (ARP)

The proposed development directly aligns with the goals and policies of the Garneau ARP, which identifies that development in this area should be maintained for residential use with a variety of built forms, while allowing for family oriented development.

More specifically, Schedule C of the ARP designates the site as being appropriate for single detached, semi-detached, row and apartment housing containing not more than 4 dwellings. As secondary suites are not included in dwelling counts, the proposed DC2 meets this policy direction by allowing for a maximum of three principal dwellings. The DC2 is more sensitive to this policy direction than the current RF3, as it would allow for a maximum of six dwellings if all allowable suites were built, whereas the RF3 would allow for a maximum of nine dwellings (subject to site design and building layout).

Policy 1.2 of the plan provides further detail, which requires that development on the subject site be family oriented, low rise, and compatible with the surrounding single detached development. Policy 1.7a also allows for higher intensity zones than RF3 for applications of a comprehensive nature, provided that: ground level access to each unit is provided; the development is family oriented; is 3 storeys in height; utilizes compatible architectural design in terms of rooflines, form and scale; and a maximum of four units. The built form and design regulations of the DC2 are comprehensive, align with these policies and guidelines, and would allow for family oriented development.

An amendment to Schedule Q is required as part of this application, as it is a map showing the current zoning in the area and does not represent policy direction.

The City Plan

The City Plan, the new Municipal Development Plan, provides high level policy for the long term growth of Edmonton. One key piece of this plan is to accommodate all of this future growth within Edmonton's existing boundaries, with no further annexations or expansions. To do this, 50% of all new residential units are intended to be created at infill locations, focusing on key nodes and corridors.

The subject site is located within the University-Garneau Major Node. Major Nodes are described as large-scale urban centres that serve multiple districts and are typically anchored by public institutions and significant employment centres. The desired built form for Major Nodes includes mid rise and high rise buildings, and the minimum density is 250 people and/or jobs per hectare. Although the proposed DC2 Provision does not provide the level of intensity desired for Major Nodes, it is considered appropriate in the context of the subject site.

Technical Review

Transportation

The proposed DC2 provides for three vehicular parking stalls with access from the lane.

Drainage

Development allowed under the proposed zone would not have a significant impact on the existing drainage infrastructure in the area.

EPCOR Water

Construction of approximately 55 metres of new water main and one new hydrant on the south side of 88 Avenue are required. The required upgrades could potentially be reduced through a review by Edmonton Fire Rescue Services at the Development Permit stage when more specific building drawings and materials are known. All upgrades of the water infrastructure will be at the developer's expense.

Community Engagement

<p>Advance Notice October 28, 2020</p>	<ul style="list-style-type: none"> ● Number of recipients: 132 ● Number of responses with concerns: 6
<p>Public Engagement Session December 7, 2020 - December 21, 2020</p>	<p>https://engaged.edmonton.ca/ucrharneau</p> <ul style="list-style-type: none"> ● Number of visitors: 147 ● Number of responses in support: 1 ● Number of responses with concerns: 25
<p>Notice of Proposed ARP Amendment February 3, 2021</p>	<ul style="list-style-type: none"> ● Number of recipients: 132 ● Number of responses with concerns: 5
<p>Advance Notice in Response to Motion June 22, 2021</p>	<ul style="list-style-type: none"> ● Number of recipients: 130 ● Number of responses with concerns: 1 ● Comments included: <ul style="list-style-type: none"> ○ concerned with front setback at 3.0 m is too small, and should be at least 4.5 m to be congruent with the neighbourhood and not set a precedent ○ concerned that the 2.0 m interior setback is not similar to the RF3 with only minimal corner cuts and setbacks ○ the rear setback is not considered similar to the RF3, and the decrease would be

	supported if the front setback was increased
Meeting with Community Members July 9, 2021	<ul style="list-style-type: none"> • Description below
Webpage	<ul style="list-style-type: none"> • edmonton.ca/garneauplanningapplications

For a summary of comments collected through the notifications on October 28, 2020 and February 2, 2021 and the Engaged Edmonton platform, refer to the attached What We Heard Report in Appendix 1.

Following the referral motion from Council at a Public Hearing on May 4, 2021, city administration met with the applicant and community representatives, including the immediate neighbour to the east, on July 9, 2021 to discuss the proposed revisions to the proposal. Following this meeting, letters were received from the Garneau Planning Committee and the neighbour indicating their satisfaction that the requirements of the referral motion had been met through the proposed DC2 provisions.

Conclusion

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

APPENDICES

- 1 "What We Heard" Public Engagement Report
- 2 Application Summary

WHAT WE HEARD REPORT

Rezoning Feedback Summary

LDA20-0299 - UCRH Garneau

PROJECT ADDRESS: 8715 - 110 Street NW

PROJECT DESCRIPTION: The application proposes to rezone 8715 - 110 Street NW from (RF3) Small Scale Infill Development Zone to (UCRH) Urban Character Row Housing Zone to allow for the development of up to three principal units of multi-unit or row housing and up to three secondary suites with a maximum height of 12 metres (approximately 2-3 storeys).

The stated intent of the applicant is to develop row housing oriented to public streets with greater attention to architectural detail in a manner that is characteristic of urban settings. Based on the size of the site, the current (RF3) Small Scale Infill Development Zone would already allow up to three principal units of multi-unit (apartment or row housing) and up to three secondary suites (in a row house built form). The proposed (UCRH) Urban Character Row Housing Zone would allow the same housing type, just in a larger building.

The proposed zoning would allow an increase in the current maximum height from 8.9 metres to 12.0 metres. The minimum distance from the building to the rear lot line would decrease from 16.11 metres to 12.08 metres. Under both the current and proposed zoning, a new development would be allowed a maximum of three principal units and three secondary suites, and the building could face either the Street or the Avenue.

A previous application for a development permit on the site was approved and subsequently appealed by nearby residents to the Subdivision and Development Permit Appeal Board. That application was for a specific development and was reviewed under the current RF3 zoning. The previous application and Subdivision and Development Permit Appeal Board decision have no bearing on the current application to change the



zoning of the site.

Administration has determined that a minor amendment to the Garneau Area Redevelopment Plan will be required in order to reflect the proposed zoning.

PROJECT WEBSITE: www.edmonton.ca/garneauplanningapplications

TYPE OF ENGAGEMENT	DATE	RESPONSES/ RECIPIENTS
Initial Advance Notice from the City (Rezoning)	October 28, 2020	Recipients: 132 Responses with concerns: 6
Garneau Planning Applications Webpage	December 2, 2020	N/A
Sign Posted on Site	November 5, 2020	N/A
Public Engagement Notice from the City (Online Engage Edmonton)	December 3, 2020	Recipients: 132
Public Engagement, City Hosted Event (online format, some responses were sent by email)	December 7, 2020 - December 21, 2020	Aware: 104 Informed: 23 Engaged: 26 (See “Web Page Visitor Definitions” at the end of this report for explanations of the above categories.) Responses in support: 1 Responses with concerns: 25
Notice of Proposed ARP Amendment	February 3, 2021	Recipients: 132 Responses with concerns: 5



ABOUT THIS REPORT

Information in this report includes responses to the advanced notices, feedback gathered through the Engaged Edmonton platform between December 7 - December 21, 2020, and emails received throughout the application process. This report will be shared with those who emailed the file planner, and/or provided an email address on the Engaged Edmonton website, as well as with the applicant and the Ward Councillor.

Input from Edmontonians will be used to inform conversations with the applicant about potential revisions to the proposal to address concerns or opportunities raised. Feedback will also be summarized in the report to City Council if/when the proposed rezoning advances to a future City Council Public Hearing for a decision.

ENGAGEMENT FORMAT

1. Mailed postcard for advance notice and notice of ARP amendment details.
2. The engagement session was an online format where attendees were able to view a website with project, planning process, and contact information. Participants were encouraged to ask questions of City Staff and the applicant in an online “Share Your Thoughts” & “Ask Your Questions” format. Some email responses were also received.

The comments are summarized by the main themes below with the number of times a similar comment was made by participants recorded in brackets following that comment.

WHAT WE HEARD

Support: 1

Opposed: 36

COMMENTS

Site/building Design

- Scale of proposed development is too large/is out of scale with the surrounding development (x13)
- Design should fit historical character of Garneau/historic houses should be preserved (x10)
- Building will create light, noise, and privacy issues (x7)
- Building should face 88 Avenue (x5)
- Will not provide adequate green space (x4)

- A three storey building is appropriate for the area
- Will shadow surrounding properties

Traffic and Parking

- Will impact traffic in the neighbourhood (x4)
- Will create parking issues

Use:

- Applicant's intent is not to provide family housing/only family housing should be allowed (x5)
- Area should remain single detached housing only/row housing is inappropriate (x4)
- Not needed because vacancy rates in the area are high (x2)
- Zoning change seems minor
- Concerned about secondary suites
- Concerned about garbage

Location:

- Would be more appropriate for a different location (such as 87 Avenue or west of 110 Street) (x11)
- Area is already high density (x5)
- East Campus student housing should not be extended into North Garneau (x3)
- Will isolate houses to the east
- Will affect surrounding property values
- Other vacant lots should be developed first

Construction:

- Concerned about cheap architectural/construction work that will not be built to last

City Plan and Garneau Area Redevelopment Plan (ARP):

- Garneau Area Redevelopment Plan should be respected/application does not conform to the plan (X12)
- Although the City Plan designates the area as a Major Hub, the plan should not support single lot rezonings/spot rezonings are not appropriate (x4)
- Direction of the City Plan should be implemented through comprehensive review of the Garneau Area Redevelopment Plan
- Garneau Area Redevelopment Plan allows for a maximum of four units
- Proposal needs to be for a DC2 zone to conform to the ARP

- Proposed amendment is a major change to the ARP

Process, Notification, Transparency:

- The proposed development was previously rejected by the Subdivision and Development Appeal Board (X3)
- Engaged Edmonton page should include information about the Garneau Area Redevelopment Plan (x2)
- Information about the Subdivision and Development Appeal Board's decision should be provided to City Council
- Engaged Edmonton page should include information about the previous application
- Site should be referred to as 10957-88 Avenue, not 8715-110 Street
- Repeated development applications for the site create uncertainty
- Proposal has not been described accurately by the applicant
- Zoning should not be changed until the new Zoning Bylaw is adopted
- Notifications and Engaged Edmonton page contain misleading information about the allowable built form
- Development industry treats the community with disdain and does not communicate with residents
- Lack of clarity around the rules to be followed in development

Rezoning/Statutory Plan Information

Note: Zoning regulates what types of buildings are allowed on a site (eg. residential or commercial) and the basic size and shape of those buildings. It does not control who can live or work in the buildings or whether the property is rented or owned. The City's Development Services Branch reviews the rezoning application based on:

- *Approved policies, plans and guidelines;*
- *Planning analysis (how the proposed zone fits into the neighbourhood);*
- *Technical information (traffic impacts, water and sewer capacity, etc.); and*
- *Public input (feedback from the public will be summarized in the final report to Council).*

Web Page Visitor Definitions

Aware

An aware visitor, or a visitor that we consider to be 'aware', has made one single visit to the page, but not clicked any further than the main page.

Informed

An informed visitor has taken the 'next step' from being aware and clicking on something. We now consider the visitor to be informed about the project. This is done because a click suggests interest in the project.

Engaged

Every visitor that contributes on the page, either by asking questions or leaving a comment, is considered to be 'engaged'.

Engaged and informed are subsets of aware. That means that every engaged visitor is also always informed AND aware. In other words, a visitor cannot be engaged without also being informed AND aware. At the same time, an informed visitor is also always aware.

FUTURE STEPS:

- When the applicant is ready to take the application to Council:
 - Notice of Public Hearing date will be sent to surrounding property owners
 - Once the Council Public Hearing Agenda is posted online, you may register to speak at Council by completing the form at edmonton.ca/meetings or calling the Office of the City Clerk at 780-496-8178.
 - You may listen to the Public hearing on-line via edmonton.ca/meetings.
 - You can submit written comments to the City Clerk (city.clerk@edmonton.ca) or contact the Ward Councillor, Ben Henderson directly (ben.henderson@edmonton.ca).

IF YOU HAVE ANY QUESTIONS ABOUT THIS APPLICATION, PLEASE CONTACT:

Name: Jeff Booth

Email: jeff.booth@edmonton.ca

Phone: 780-496-5672

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment and Rezoning
Bylaw/Charter Bylaw:	Bylaw 19592/Charter Bylaw 19593
Location:	South of 88 Avenue NW and east of 110 Street NW
Address:	8715 - 110 Street NW
Legal Description:	Lot I, Block 148, Plan 5835CL
Site Area:	490 square metres
Neighbourhood:	Garneau
Notified Community Organization:	Garneau Community League
Applicant:	Green Space Alliance

PLANNING FRAMEWORK

Current Zone and Overlay:	(RF3) Small Scale Infill Development Zone and Mature Neighbourhood Overlay
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plan in Effect:	Garneau Area Redevelopment Plan
Historic Status:	None

Written By:	Heather Vander Hoek
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination