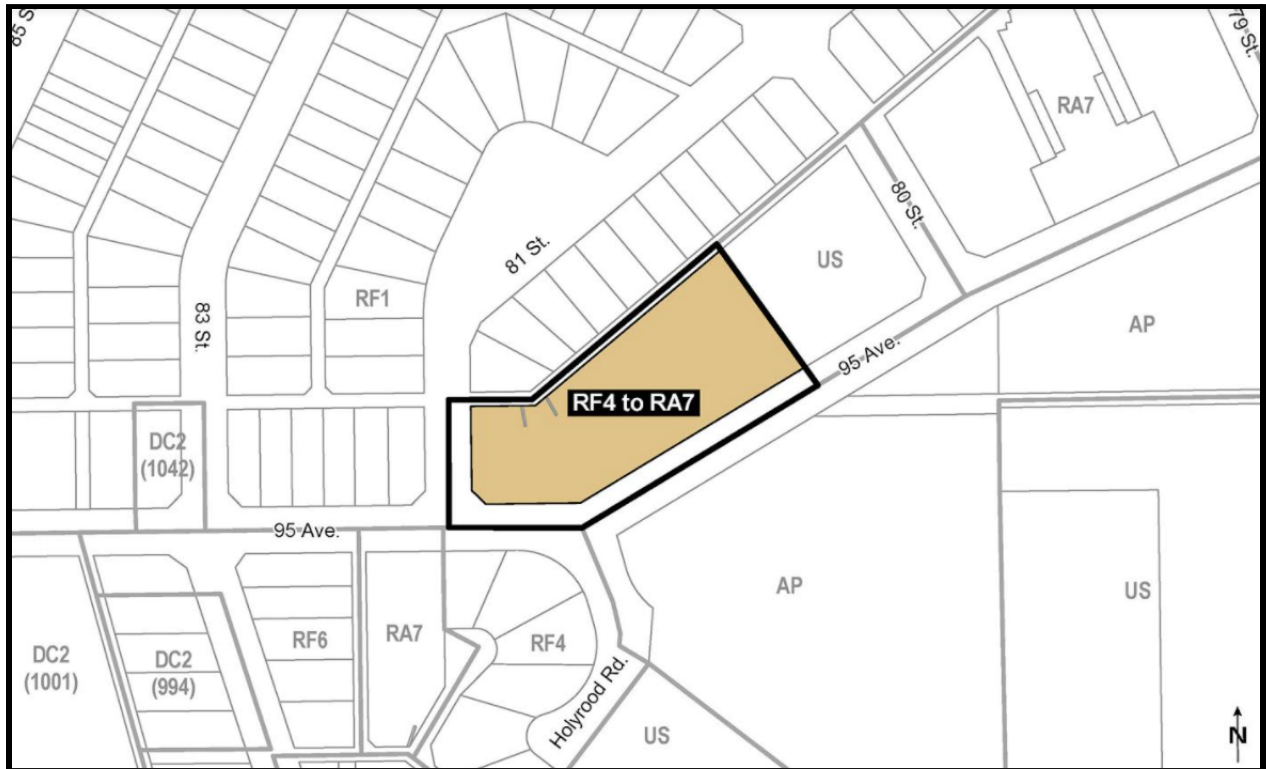




# ADMINISTRATION REPORT **REZONING** HOLYROOD

## 8016 - 95 Avenue NW

To allow for low rise Multi-unit Housing



**Recommendation:** That Charter Bylaw 19913 to amend the Zoning Bylaw from (RF4) Semi-detached Residential Zone to (RA7) Low Rise Apartment Zone be **APPROVED**.

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

- it increases density at a site that is well served by transit and several amenities;
- it allows for a more efficient use of space by increasing density within a smaller building footprint; and
- it is located on a corner site and is compatible with surrounding zoning.

## Report Summary

This land use amendment application was submitted by Jonathan Rockliff of RPK Architects Ltd. on June 16, 2021 on behalf of GEF Seniors Housing. This application proposes to change the designation of one parcel from (RF4) Semi-detached Residential Zone to (RA7) Low Rise Apartment Zone to allow for 4 storey Multi Unit Housing buildings with the opportunity for limited commercial uses at the ground level.

The proposed rezoning is compatible with the surrounding zones and existing buildings.

This proposal is in alignment with the goals and policies of the City Plan to accommodate all future growth for an additional 1 million population within Edmonton's existing boundaries. To do this, 50% of all new residential units are intended to be created at infill locations. There is no local area plan for this area of the City.

## The Application

1. CHARTER BYLAW 19913 to amend the Zoning Bylaw from (RF4) Semi-detached Residential Zone to (RA7) Low Rise Apartment Zone

The proposed RA7 Zone would allow for low rise Multi Unit Housing buildings (approximately four storeys) with limited commercial opportunities at ground level. Key characteristics of the RA7 Zone include:

- Maximum height: 14.5 - 16.0 metres (flat or pitched roof respectively)
- Minimum density: 45 dwelling units/hectare
- Maximum floor area ratio: 2.3-2.5

The stated intent of the applicant is to pursue a 41 unit 4 storey residential building in the southwest portion of the site, with no commercial uses at ground level. The remainder of the site will have the current buildings removed and be re-landscaped until such time that further funding allows for the construction of possibly another building up to 4 storeys in height.

## Site and Surrounding Area

The subject site, currently known as the "Golden Homes Bungalows," is 7,428 m<sup>2</sup> and contains 13 separate buildings for a total of 25 units. It is located approximately in the centre of Holyrood at the intersection of 95 Avenue and 81 Street. To the south is Holyrood Park and semi-detached housing, to the west and north is single detached housing and to the east is a seniors healthcare facility.

The site is well served by transit with local stops on 95 Avenue that connect to the Strathearn and Holyrood LRT stations and Capilano Transit Centre. Another seniors facility, the South East Edmonton Senior Association, is nearby to the south.



AERIAL VIEW OF APPLICATION AREA

|                     | <b>EXISTING ZONING</b>   | <b>CURRENT USE</b>   |
|---------------------|--|--|
| <b>SUBJECT SITE</b> | <ul style="list-style-type: none"> <li>• (RF4) Semi-detached Residential Zone</li> </ul>                                   | <ul style="list-style-type: none"> <li>• 25 Semi-detached dwellings (13 buildings)</li> </ul>        |
| <b>CONTEXT</b>      |  |  |
| North               | <ul style="list-style-type: none"> <li>• (RF1) Single Detached Residential Zone</li> </ul>                                 | <ul style="list-style-type: none"> <li>• Single Detached homes</li> </ul>                            |
| East                | <ul style="list-style-type: none"> <li>• (US) Urban Services Zone</li> </ul>   | <ul style="list-style-type: none"> <li>• Seniors lodging facility</li> </ul>                         |
| South               | <ul style="list-style-type: none"> <li>• (RF4) Semi-detached Residential Zone</li> <li>• (AP) Public Parks Zone</li> </ul> | <ul style="list-style-type: none"> <li>• Semi-detached dwellings</li> <li>• Holyrood Park</li> </ul> |
| West                | <ul style="list-style-type: none"> <li>• (RF1) Single Detached Residential Zone</li> </ul>                                 | <ul style="list-style-type: none"> <li>• Single Detached homes</li> </ul>                            |



View of site from 95 Avenue looking northwest



View of site from 81 Avenue looking east

## Planning Analysis

### LAND USE COMPATIBILITY

The subject property is a corner site that fronts onto 81 Street and is flanked by 95 Avenue and an alley. The site has the potential to be developed with 4 storey buildings on each side of the utility right of way that bisects the property, ostensibly splitting it into west and east portions.

The west edge, abutting 81 Street, is considered the Front of the site under the Zoning Bylaw so as per the RA7 regulations the minimum setback will be 4.50 m.

The north property line, which abuts an alley, is considered a Side Lot Line. The minimum setback distance from this property line is 1.2 m; however, the west portion of the site contains two utility lots that contain guy wires that require the majority of any building structure to be setback at least 10.0 m. The east portion of the site does not have these constraints and could be developed to the minimum setbacks.

The east property line of the site abuts a senior’s healthcare facility that is zoned (US) Urban Services Zone. The setback will be a minimum of 7.5 m which is an adequate distance to transition to the neighbouring building.

As per the RA7 zone, individual entrances are required at ground level. The ground entrances will contribute to the pedestrian-oriented environment along 95 Avenue and 81 Street by providing a human-scale transition from the building and outdoor amenity space to the public realm.

**RA7 ZONE SUMMARY**

| <b>RA7 Zone</b>                       |  |
|---------------------------------------|--|
| <b>Principal Building</b>             | Multi-Unit Housing                       |
| <b>Maximum Height</b>                 | 14.5 m flat roof/<br>16.0 m pitched roof |
| <b>Maximum Floor Area Ratio (FAR)</b> | 2.3 - 2.5                                |
| <b>Maximum Density</b>                | No maximum                               |
| <b>Maximum Site Coverage</b>          | n/a                                      |
| <b>Commercial Uses</b>                | At ground level                          |
| <b>Minimum Setbacks and Stepbacks</b> |  |
| <b>Front (81 Street)</b>              | 4.50 m                                   |
| <b>Side (95 Ave)</b>                  | 1.2 m<br>3.0 m above 10.0 m              |
| <b>Side (Lane)</b>                    | 1.2 m<br>3.0 m above 10.0 m              |
| <b>Rear (Abutting east US site)</b>   | 7.5 m                                    |
| Notes:                                |  |

<sup>1</sup> In the RA7 Zone, the maximum FAR can be increased up to 2.5 if the development provides at least 10% of its dwellings intended for families (through a floor area greater than 100 m<sup>2</sup> and the average number of bedrooms in these Dwellings being at least 3).

<sup>2</sup> the total Floor Area of each commercial premises shall not exceed 275 m<sup>2</sup>

**PLANS IN EFFECT**

There are no plans in effect for this area.

**THE CITY PLAN**

The proposed rezoning aligns with the goals and policies of The City Plan, which encourages increased density at a variety of scales, densities and designs. The application helps to achieve the goal of 50% of new units added through infill city-wide.

The site is adjacent to what is considered the 95 Avenue Secondary Corridor and is well connected to the Bonnie Doon District Node via a 9 minute transit trip.

**Technical Review**

**TRANSPORTATION**

Vehicular access shall be from the rear lane only. Lane improvements will be required and assessed at the Development Permit stage.

**DRAINAGE**

Development allowed under the proposed zone would be required to include on-site stormwater management techniques utilizing an engineered outflow rate to mitigate its impact on the existing drainage infrastructure. Details of the required on-site stormwater management will be reviewed at the Development Permit stage.

**EPCOR WATER**

Water servicing to the site is available off of the 200mm water main along the alley on the north of the site

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

**Community Insights**

**ADVANCE NOTICE**

August 31, 2021

- Number of recipients: 32
- Number of responses in support: 1
- Number of responses with concerns: 3
- Common comments included:
  - No density cap under RA7 which does not ensure development will be respectful

|                |   |
|----------------|---|
|                | <ul style="list-style-type: none"> <li>• Too many single bedroom units encourages transient population</li> <li>• Decrease in sunlight and privacy due to 4 storey building(s)</li> <li>• Increased traffic and nuisance from construction under RA7 Zone and two phase development</li> <li>• RF5 is more appropriate because MNO applies</li> <li>• RF5 is a better fit because it has a density limit, bedroom average, a lower height and is geared toward a more community oriented built form where seniors and residents can better interact</li> <li>• All 3 design options are not desirable. Concerned by "choosing" 1 it implies support when none of them are satisfactory</li> <li>• Newly built RA7 site to the east and Holyrood Gardens have added enough density. This will be too much</li> <li>• Alley traffic will increase too much and it is already in poor shape</li> </ul> |
| <b>WEBPAGE</b> | <ul style="list-style-type: none"> <li>• <a href="https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/holyrood-planning-applications">https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/holyrood-planning-applications</a></li> </ul>   |

**PUBLIC ENGAGEMENT SESSIONS AND FEEDBACK**

GEF Seniors Housing and RPK Architects Ltd. undertook 3 separate engagement sessions and a survey with a fourth engagement session scheduled for November 23, 2021. They are summarised as follows:

|   |  |
|---|--|
| <p><b>Online Survey</b><br/>July 12 to August 4, 2021</p> | <ul style="list-style-type: none"> <li>• Information from online and in person meetings was gathered from 35 respondents</li> <li>• Most people prefer row housing style dwellings that are no higher than 3 storeys</li> <li>• Open space and landscaping is important</li> </ul> |
| <p><b>Online Public Session</b><br/>July 21, 2021</p>     | <ul style="list-style-type: none"> <li>• Attendees were divided into breakout rooms, shown visuals and asked about how they want the site developed</li> <li>• Responses were recorded live</li> </ul>   |

|   |   |
|---|---|
|   | <ul style="list-style-type: none"> <li>• Preferred that building would be located on the west portion of site as close to 95 Avenue as possible and away from the alley</li> <li>• Entire meeting was recorded and the videos are available on GEF’s website and youtube</li> </ul>   |
| <p><b>In person Public Session</b><br/>September 15, 2021</p>                         | <ul style="list-style-type: none"> <li>• Feedback was gathered from session and another survey from 28 respondents</li> <li>• 3 design options were presented based on prior feedback and participants were asked which one they preferred</li> <li>• All options were based on RA7 zoning so in general none were preferred by participants</li> </ul> |
| <p><b>Online Session with Holyrood Development Committee</b><br/>October 13, 2021</p> | <ul style="list-style-type: none"> <li>• Attended by members of Holyrood Development Committee (HDC) and City of Edmonton Planner</li> <li>• Design that is now submitted for Development Permit pre-application review was presented</li> <li>• Proposal was generally well received by HDC</li> </ul>   |

## Conclusion

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

## APPENDICES

- 1 Application Summary



## APPLICATION SUMMARY

### INFORMATION

|                                   |  |
|-----------------------------------|--|
| Application Type:                 | Rezoning   |
| Charter Bylaw:                    | 19913  |
| Location:                         | North of 95 Avenue NW and east of 81 Street NW                         |
| Address:                          | 8016 - 95 Avenue NW  |
| Legal Description:                | Lot 12, Block 12, Plan 6258HW  |
| Site Area:                        | 7,427.785 m <sup>2</sup>   |
| Neighbourhood:                    | Holyrood   |
| Ward:                             | Métis  |
| Notified Community Organizations: | Holyrood Community League and Edmonton Federation of Community Leagues |
| Applicant:                        | RPK Architects   |

### PLANNING FRAMEWORK

|                            |   |
|----------------------------|---|
| Current Zones and Overlay: | (RF4) Semi-detached Residential Zone and (MNO) Mature Neighbourhood Overlay |
| Proposed Zone:             | (RA7) Low Rise Apartment Zone   |
| Plan(s) in Effect:         | None  |
| Historic Status:           | None  |

Written By: Marco Beraldo  
Approved By: Tim Ford  
Branch: Development Services  
Section: Planning Coordination