



ADMINISTRATION REPORT REZONING & PLAN AMENDMENT STRATHCONA

9912 - 84 Avenue NW

To allow for low rise Multi-unit Housing



Recommendation: That Bylaw 19916 to amend the Strathcona Area Redevelopment Plan (ARP) and Charter Bylaw 19917 to amend the Zoning Bylaw from (RF2) Low Density Infill Zone to (RA7) Low Rise Apartment Zone be **APPROVED**.

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

- allows for an increased density in close proximity and walking distance to mass transit and other amenities along 99 Street and Whyte Avenue;
- is located within the 99 Street Secondary Corridor of The City Plan which encourages Low to Mid-rise development; and
- achieves the Low and Medium Density Policies of the Strathcona Area Redevelopment Plan (ARP) by allowing for a 4 storey development that is compatible and sensitive to existing land use.

Report Summary

This land use amendment application was submitted by Songlin Pan of Span Architecture Inc. on March 25, 2021 on behalf of landowners Avish Nanda and Denny Mah. This application proposes to change the designation of one parcel from (RF2) Low Density Infill Zone to (RA7) Low Rise Apartment Zone to allow for a four storey Multi Unit Housing building with the opportunity for limited commercial uses at the ground level. An associated plan amendment to the Strathcona Area Redevelopment Plan (ARP) is required to amend Policy 1 of the Mixed Low and Medium Density Residential area to allow for 4 storey development via the RA7 zone.

The proposed rezoning is compatible with surrounding zones, existing buildings and conforms to the Strathcona ARP which allows for and encourages a mix of low and medium density through a variety of built forms.

This proposal is also supported by The City Plan which designates this area as both within the 99 Street Corridor and Whyte Avenue Primary Corridor. Secondary corridors allow for low and medium rise developments. The application proposes a low rise development that supports this decision.

The Application

1. BYLAW 19916 to amend the Strathcona Area Redevelopment Plan (ARP)
2. CHARTER BYLAW 19917 to amend the Zoning Bylaw (RF2) Low Density Infill Zone to (RA7) Low Rise Apartment Zone

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

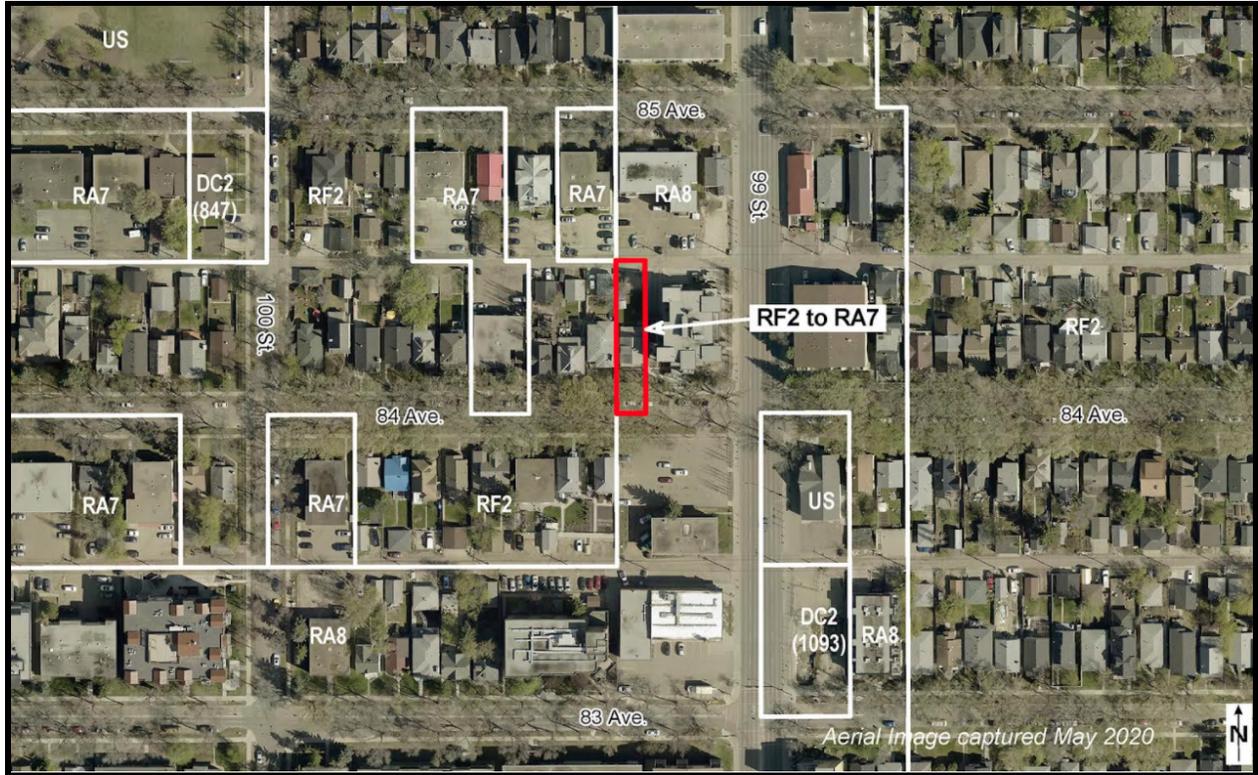
- Maximum height: 14.5 - 16.0 metres (flat or pitched roof)
- Minimum density: 45 dwelling units/hectare
- Maximum floor area ratio: 2.3-2.5

The stated intent of the applicant is to pursue a residential building, with no commercial uses at ground level.

Site and Surrounding Area

The subject site consists of one vacant (formerly a single detached home) 402.87 m² lot located on the north side of 84 Avenue NW and west of 99 Street NW within the Strathcona neighborhood. To the north, east and south is multi-unit housing in the form of 3 and 4 storey buildings. To the west is a single detached home.

The site is well connected to transit within a 5 minute walk to frequent routes on 99 Street and Whyte Avenue which is a City-Wide Mass Transit Route.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF2) Low Density Infill Zone	Vacant lot
CONTEXT		
North	(RA8) Medium Rise Apartment Zone	Low rise apartment building
East	(RA7) Low Rise Apartment Zone	Low rise apartment building
South	(RA8) Medium Rise Apartment Zone	Low rise apartment building
West	(RF2) Low Density Infill Zone	Single Detached House



LOOKING SOUTH FROM REAR ALLEY



LOOKING NORTH FROM 84 AVENUE NW

Planning Analysis

LAND USE COMPATIBILITY

The subject site is surrounded by medium density residential with the exception of the abutting property to the west. In the context of this area, RA7 zoned low rise buildings and RF2 zoned single detached homes are integrated throughout the block. Generally the RA7 zoned buildings are from the 1960's and 1970's and not built to 4 storeys high but are at least 2 standard lots wide. They are in scale with the single family homes which creates a compatible mixed density street (84 Avenue). This application proposes a 4 storey building but its narrow width limits the size and massing to be at a compatible scale to the single family home to the west.

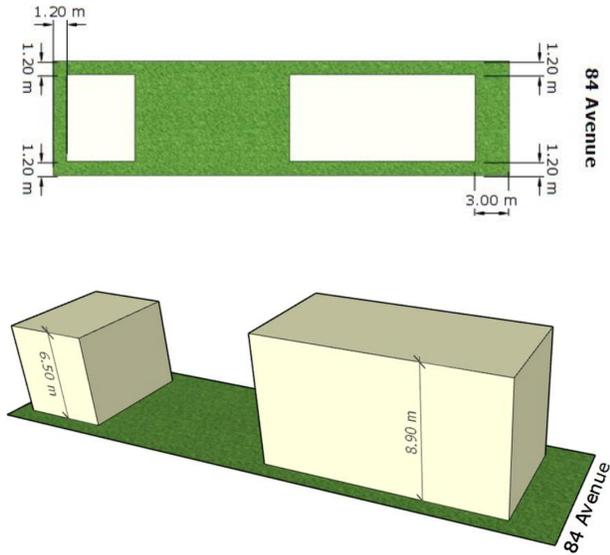
The regulations in the RA7 zone will mitigate shadowing and overlook impacts by maintaining compatible setbacks and a stepback or 3.0 m on the portion of the building over 10.0 m in height.

RF2 & RA7 COMPARISON SUMMARY

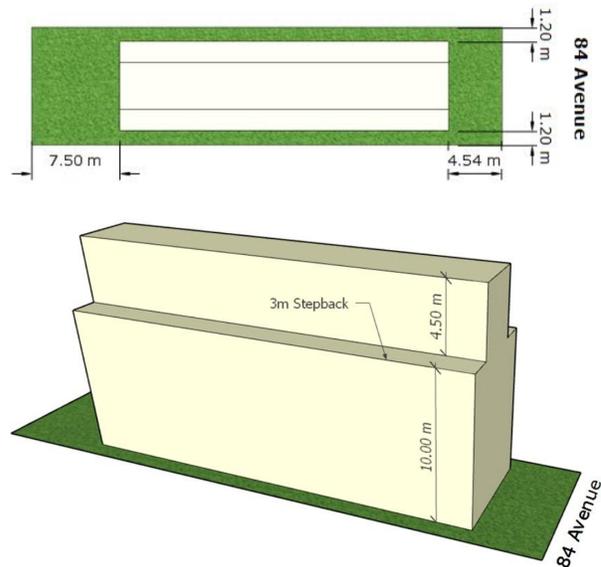
	RF2 + MNO <i>Current</i>	RA7 Zone <i>Current</i>
<u>Principal Building</u>	Single Detached Housing	Multi-Unit Housing
Maximum Height	8.9 m	14.5 m flat roof/ 16.0 m pitched roof
Maximum Floor Area Ratio (FAR)	n/a	2.3 - 2.5
Maximum Density	Two (2) Principal Dwellings as Duplex Housing or One (1) Single Detached Dwelling with One (1) Secondary Suite and One (1) Garden Suite	No maximum
Maximum Site Coverage	40%	n/a
Commercial Uses	n/a	At ground level
Minimum Setbacks and Stepbacks		
Front (84 Ave)	3.0 m	4.54 m
West (Side)	1.2 m	1.2 m 3.0 m above 10.0 m
Rear (Lane)	7.5 m Principal Dwelling 1.2 m Garden Suite	7.5 m
East (Side)	1.2 m	1.2 m

		3.0 m above 10.0 m
Notes:		
<p>¹ 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 m² and the average number of bedrooms in these Dwellings being at least 3).</p> <p>² the total Floor Area of each commercial premises shall not exceed 275 m²</p>		

POTENTIAL RF2 BUILT FORM



POTENTIAL RA7 BUILT FORM



STRATHCONA AREA REDEVELOPMENT PLAN (ARP)

The site is located within the Low and Medium Density Residential Area of the Strathcona ARP. The purpose of this area is to preserve a mixture of residential uses, accommodating the apartments that already exist, and maintaining single family and low density residential development. Compatibility of physical form between the two types of housing is also encouraged. The proposed rezoning is in general conformance with the purpose and policies for the area as the majority of the surrounding sites are already zoned for apartment development.

The proposed rezoning does require an amendment to Policy 1 of the Mixed Low and Medium Density Residential Area. Currently, the policy only allows development up to 4 storeys in height on listed properties through a (DC2) Direct Control rezoning. The supplemental addition to this policy will allow 4 storey development via the RA7 zone on this specific property.

THE CITY PLAN

The City Plan describes the strategic goals, values and intentions that direct how Edmonton will grow from 1 million to 2 million people over the next several decades. 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. This location is considered both within the 99 street Corridor and Whyte Avenue Primary Corridor.

The site location characterizes and is closer to the 99 Street Secondary Corridor than Whyte Avenue. Secondary Corridors are defined as vibrant residential and commercial streets that allow for low and medium rise developments at a minimum density of 75 people and/or jobs per hectare. This application fits this criteria through its low rise built form and densification of a former low density site.

Technical Review

Transportation

With redevelopment of the site, vehicular access will be from the rear lane. Strathcona Neighbourhood Renewal is ongoing and expected to be completed in 2021.

Drainage

The applicant has submitted a Drainage Servicing Report that has been reviewed and accepted by Development Services for the purpose of supporting this rezoning application. 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

A new water service may be constructed directly off the 150 mm water main along 84 Avenue NW.

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

Community Insights

ADVANCE NOTICE May 4, 2021	<ul style="list-style-type: none">● Number of recipients: 54● 2 responses received● Number of responses requesting more information: 1● Number of responses with concerns: 1● Common comments included:<ul style="list-style-type: none">○ Concerns with inadequate parking○ Property management concerns
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WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/strathconaplanningapplications
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Conclusion

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment and Rezoning
Bylaw and Charter Bylaw:	19916 and 19917
Location:	North of 84 Avenue NW and west of 99 Street NW
Address:	9912 - 84 Avenue NW
Legal Description:	Lot 12, Block 89, Plan I17
Site Area:	402.877 m ²
Neighbourhood:	Strathcona
Ward:	Papastew
Notified Community Organization:	Strathcona Centre Community League
Applicant:	SPAN Architecture Inc.

PLANNING FRAMEWORK

Current Zone and Overlay:	(RF2) Low Density Infill Zone and (MNO) Mature Neighbourhood Overlay
Proposed Zone and Overlay:	(RA7) Low Rise Apartment Zone
Plan in Effect:	Strathcona Area Redevelopment Plan (ARP)
Historic Status:	None

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