



# ADMINISTRATION REPORT **REZONING** STRATHEARN

## 8606 95 Avenue NW & 9502 86 Street NW

To allow for medium rise Multi-unit Housing.



**Recommendation:** That Charter Bylaw 19927 to amend the Zoning Bylaw from (DC2.1043) Site Specific Development Control Provision to (RA8) Medium Rise Apartment Zone be APPROVED.

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

- it provides the opportunity for increased density at an appropriate location on a corner site, along a collector road near a Valley Line Southeast LRT stop;
- the proposed zone includes regulations to balance the impact of a medium-scale building on the surrounding low density residential; and
- it proposes a density increase that aligns with the City Plan for this location.

## Report Summary

This land use amendment application was submitted by Situate Inc. on May 6, 2021 on behalf of Urbis Developments Ltd. This application proposes to change the designation of two parcels from (DC2.1043) Site Specific Development Control Provision to (RA8) Medium Rise Apartment Zone. This would allow for a 23 metre high (approximately six storey) residential building with limited commercial opportunities at ground level.

This proposal aligns with the goals and policies of the City Plan, which encourages increased density at a variety of scales, densities and designs, and with the direction to develop low to mid rise development along key corridors.

## The Application

CHARTER BYLAW 19927 to amend the Zoning Bylaw from (DC2.1043) Site Specific Development Control Provision to (RA8) Medium Rise Apartment Zone. The existing DC2 provision allows for the development of a 16 metre high (approximately four storeys) residential building with a maximum of 17 units. The proposed RA8 Zone would allow for a 23 metre high (approximately six storey) residential building and the opportunity for limited commercial at ground level.

## Site and Surrounding Area

This site is approximately 1,150 square meters and is located in the Strathearn neighbourhood, on the corner of 95 Avenue NW and 86 Street NW, a collector and local road, respectively. The site is located approximately 160 metres from the Strathearn LRT Stop. Aside from this block of single detached houses, the majority of the north side of 95 Avenue NW is developed as small scale commercial, religious or community buildings or low rise apartment buildings.



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(DC2.1043) Site Specific Development Control Provision	Two single detached houses
<b>CONTEXT</b>		
North	(RF1) Single Detached Residential Zone	Single Detached House
East	(RF1) Single Detached Residential Zone	Strathearn United Church
South	(RF1) Single Detached Residential Zone	Single Detached House
West	(RF1) Single Detached Residential Zone	Single Detached House



PHOTO OF SITE FACING NORTHWEST (September 9, 2021)

## Planning Analysis

### 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 site is located on 95 Avenue NW, a secondary corridor according to the City Plan. Secondary corridors are intended to be vibrant residential and commercial streets that serve as a local destination for surrounding communities. The intended built form ranges from low to mid-rise development, and in lieu of a local area or district plan, the site is considered appropriate for mid-rise development due to its location on the secondary corridor, site size and close proximity to the LRT.

### TRANSIT ORIENTED DEVELOPMENT (TOD) GUIDELINES

The site is located approximately 160 m from the Strathearn LRT Stop. The TOD guidelines indicate that for sites within 400 metres of neighbourhood stations flanking a collector road, four storey apartment buildings and neighbourhood serving retail uses, eating and drinking establishments and professional offices are appropriate. The proposed RA8 Zone would allow the development of a six storey building, slightly exceeding the target for this location.

### LAND USE COMPATIBILITY

The site is considered suitable for increased density and development intensity that the RA8 Zone would allow, due to its location on a corner site along a collector road with close proximity to the Southeast LRT line. The main differences between the existing DC2 Zone and the

proposed RA8 are the height and number of units. The existing DC2 allows for a four storey building with a maximum of 17 residential units and the proposed RA8 Zone would allow for approximately six storeys with no maximum number of units.

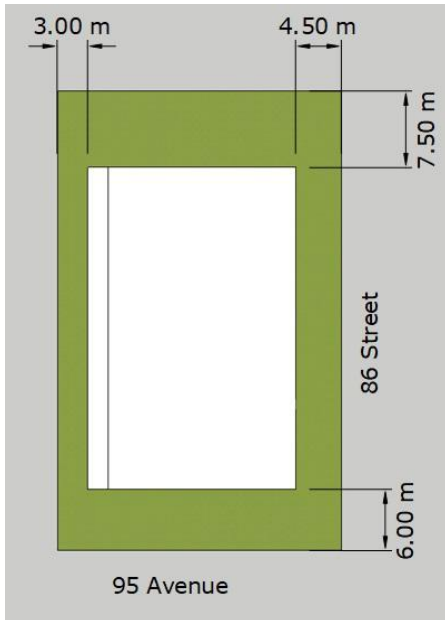
The RA8 Zone was recently amended by City Council on December 7, 2021 to adjust the side setbacks to move and reduce the massing of medium scale buildings beside small scale buildings, while still allowing efficient site development and increased density. The increased side setback and stepback above 14.5 metres will apply in this location, due to the abutting single detached house, and is anticipated to ease the transition between the building scales.

The RA8 Zone would also introduce the opportunity for limited commercial development on the ground floor, such as Child Care Services, General Retail Stores, Health Services or Specialty Food Services. These uses would be restricted to the ground floor only with a maximum of 275 m<sup>2</sup> of floor area to ensure compatibility with residential development both within the same building and on adjacent sites.

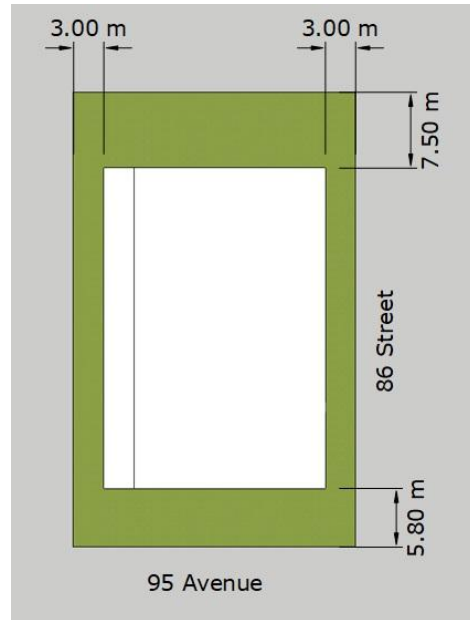
### ZONING COMPARISON SUMMARY

	<b>DC2 Provision</b> <i>Current</i>	<b>RA8 Zone</b> <i>Proposed</i>
<b>Maximum Height</b>	16.0 m	23.0 m
<b>North (Rear) Setback</b> Alley	7.5 m	7.5 m
<b>East (Flanking) Setback</b> 86 Street	4.5 m	3.0 m
<b>West (Side) Setback</b> Interior side	3.0 m 5.5 m above 8.6 m	3.0 m* 6.0 m above 14.5 m
<b>South (Front) Setback</b> 95 Avenue	6.0 m	~ 5.8 m
<b>Number of Dwellings</b>	No minimum Maximum seventeen (17) Dwellings	Minimum nine (9) Dwellings No maximum
<b>Maximum Floor Area Ratio (FAR)</b>	1.3	3.3
Notes: *Effective February 1, 2022		

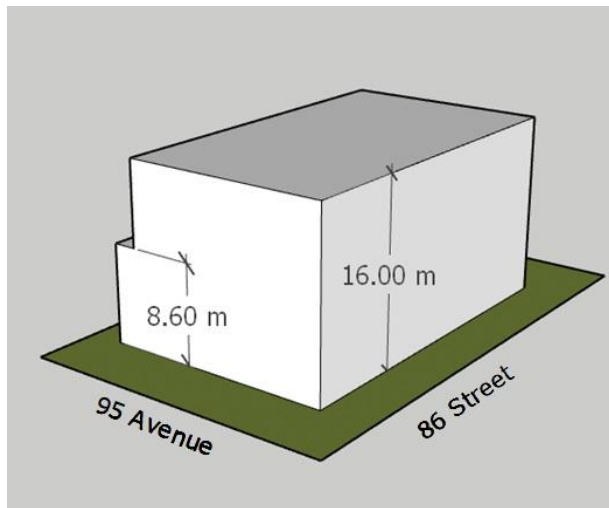
**BUILT FORM UNDER EXISTING DC2**



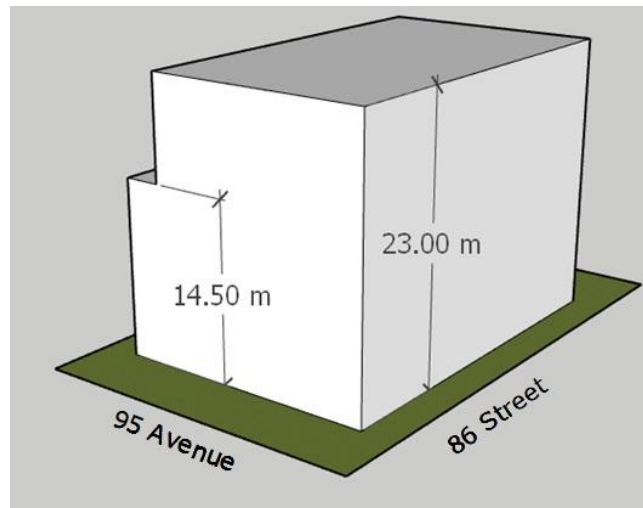
**POTENTIAL BUILT FORM IN RA8**



**BUILT FORM UNDER EXISTING DC2**



**POTENTIAL BUILT FORM IN RA8**



## Technical Review

### Transportation

With redevelopment of the site, the existing vehicular access from 86 Street NW shall be removed and access will be required from the rear lane to conform with the Zoning Bylaw. Access details will be further reviewed at the development permit stage. Any relocation of utility poles required to facilitate access from the lane shall be at the owner's expense.

The owner will be required to upgrade the adjacent alley with the redevelopment of the site. The requirements and extent of alley upgrades shall be determined at the development permit

stage, and may potentially be coordinated with the Alley Renewal Program, which is currently being considered for Strathearn, with construction tentatively scheduled between 2023 and 2025.

It is noted that with implementation of the LRT, the existing 86 Street/95 Avenue intersection will be converted to a right-in/right-out intersection.

**Drainage**

Development allowed under the proposed zone would be required to include on-site stormwater management techniques utilizing an controlled 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**

Construction of approximately 115 metres of new water main, one new hydrant and upgrading of 60 metres of existing water mains on the lane north of 95 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.

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

**Community Insights**

<p><b>ADVANCE NOTICE</b> June 4, 2021</p>	<ul style="list-style-type: none"> <li>● Number of recipients: 73</li> <li>● Number of responses in support: 0</li> <li>● Number of responses with questions only:1</li> <li>● Number of responses with concerns: 12</li> <li>● Comments included:             <ul style="list-style-type: none"> <li>○ 4 storeys was generally seen as an acceptable increase at this location, but this revision to 6 storeys is too much due to massing, shadowing, privacy, unknown design, lack of landscaping, out of character with the scale of buildings in the area</li> <li>○ do not want to see commercial development at this location</li> <li>○ concerns regarding traffic/narrow roads and 86 Street/95 Avenue intersection will only be worse when the LRT is operational</li> <li>○ concern that this will exacerbate the issues with minimal on-street parking availability in the area (no parking on 95 Avenue), including the programs operating at the church across the road throughout the week</li> <li>○ the area is already seeing a large increase in density through the Strathearn Heights and Holyrood Gardens</li> </ul> </li> </ul>
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	redevelopments, there is no need to also increase the density on this site
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>• <a href="https://edmonton.ca/strathearnplanningapplications">edmonton.ca/strathearnplanningapplications</a></li></ul>

## Conclusion

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

## APPENDICES

- 1 Application Summary

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19927
Location:	Southeast corner of 95 Avenue and 86 Street NW
Addresses:	8606 95 Avenue NW & 9502 86 Street NW
Legal Descriptions:	Lots 1-2, Block 4, Plan 2528HW
Site Area:	1149.6 m <sup>2</sup>
Neighbourhood:	Strathearn
Ward:	Métis Ward
Notified Community Organizations):	Strathearn Community League South East Community Leagues Association Area Council
Applicant:	Situate Inc.

### PLANNING FRAMEWORK

Current Zone:	(DC2.1043) Site Specific Development Control Provision
Proposed Zone:	(RA8) Medium Rise Apartment Zone
Plans in Effect:	None
Historic Status:	None

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