



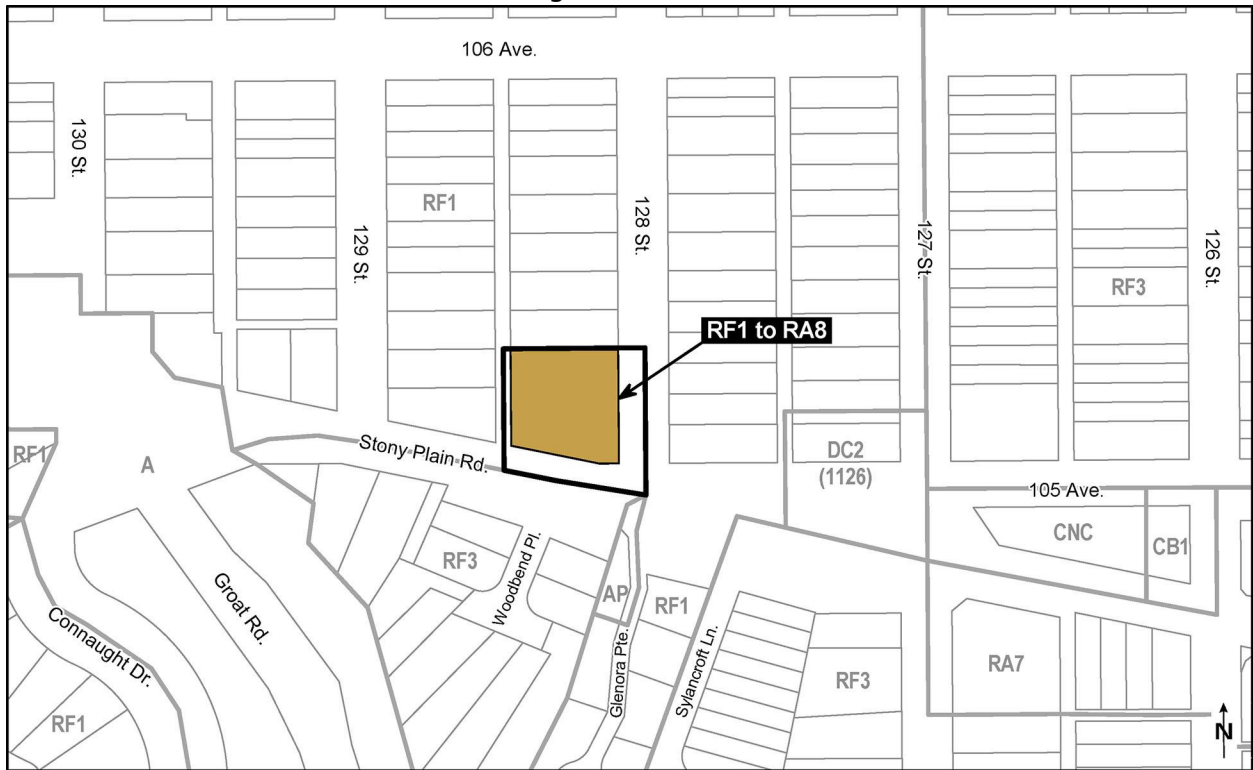
ADMINISTRATION REPORT

REZONING

Westmount

10504 - 128 Street NW

To allow for medium rise Multi-unit Housing.



Recommendation: That Charter Bylaw 19935 to amend the Zoning Bylaw from the (RF1) Single Detached Residential Zone to the (RA8) Medium Rise Apartment Zone be **APPROVED**.

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

- the location of the site is on a corner lot, along an arterial road and near two future LRT stations;
- the proposed zone includes regulations to balance the impact of a medium-scaled building in relation to surrounding low density residential housing; and
- the proposed zone supports the desired intensity of development along a primary corridor, as directed by The City Plan.

Report Summary

This land use amendment application was submitted by Situate Inc. on May 6, 2021 on behalf of landowners 2352829 Alberta Ltd. It proposes to change the designation of three lots from (RF1) Single Detached Residential Zone to (RA8) Medium Rise Apartment Zone. The proposed RA8 Zone would allow for a 23 metre high building (approximately 6 storeys) intended for residential uses such as Multi-Unit Housing, Lodging Houses and Supportive Housing as well as limited commercial opportunities at ground level, such as Child Care Services, Convenience Retail Stores and Specialty Food Services.

This proposal is in alignment with the goals and policies of The City Plan (MDP) to accommodate efficient development and all future growth for an additional 1 million people within Edmonton's existing boundaries. To do this, 50% of new residential units are intended to be created at infill locations near key nodes and corridors. There is no local area plan in effect for this area of the City.

The Application

CHARTER BYLAW 19935 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (RA8) Medium Rise Apartment Zone. The proposed RA8 Zone would allow for a 23 metre high building (approximately 6 storeys) intended for residential uses such as Multi-Unit Housing, Lodging Houses and Supportive Housing as well as limited commercial opportunities at ground level, such as Child Care Services, Convenience Retail Stores and Specialty Food Services.

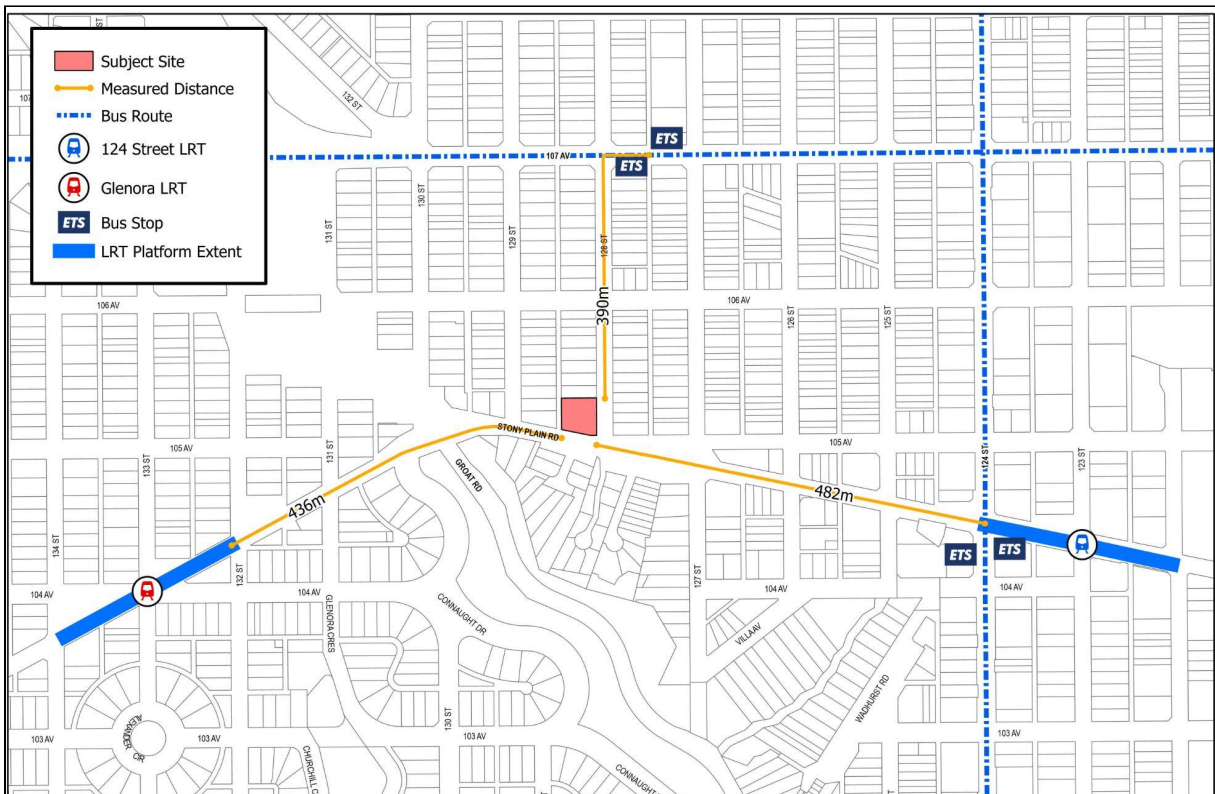
Site and Surrounding Area

The subject site is approximately 1,820 square meters in area, located on the northwest corner of Stony Plain Road and 128 Street within the Westmount neighbourhood. The site is currently vacant and was previously occupied with a Religious Assembly use building which has since been demolished. The surrounding area is generally developed with single detached housing, with the exception of a vacant site zoned to allow row housing developments located one block east fronting Stony Plain Road, west of 127 Street. Further along Stony Plain Road, east of 127 Street, are multi-unit housing and commercial properties.

The site is located within walking distance to the Glenora LRT Stop to the west and 124 Street LRT Stop to the east on the future Valley Line West LRT (approximately 436 and 482 metres respectively from the site). Additional transit services are made available by frequent bus services on 107 Avenue and 124 Street (approximately 390 metres to the north and 482 metres to the east respectively from the site).



AERIAL VIEW OF APPLICATION AREA



SITE DISTANCES TO NEARBY TRANSIT

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF1) Single Detached Residential Zone	Vacant lot (previous Religious Assembly use)
CONTEXT		
North	(RF1) Single Detached Residential Zone	Single Detached Housing
East	(RF1) Single Detached Residential Zone	Single Detached Housing
South	(RF3) Single Detached Residential Zone	Single Detached Housing
West	(RF1) Single Detached Residential Zone	Single Detached Housing



VIEW OF THE SITE LOOKING NORTHWEST FROM 128 STREET NW AND STONY PLAIN ROAD NW



VIEW OF THE SITE LOOKING NORTHEAST FROM STONY PLAIN ROAD NW AND THE REAR LANE

Planning Analysis

THE CITY PLAN

The proposed rezoning aligns with The City Plan target of optimizing existing established neighbourhoods by adding 50% of new units added throughout infill areas such as Westmount. With goals to increase and diversify Edmonton's housing supply, this application meets City Plan policies which include enabling ongoing residential infill that provides a variety of housing types and focusing increased residential density along key nodes and corridors.

Within The City Plan, Stony Plain Road is identified as a primary corridor. A primary corridor is intended to be a prominent urban street designed as a destination in itself that provides critical connections between nodes and other parts of the city. Along a primary corridor, The City Plan includes a wide range of activities supported by mixed-use developments and mass transit.

The desired overall density within a primary corridor setting is a minimum of 150 people and/or jobs per hectare with typical massing forms of high-rise buildings or mid-rise buildings; mid-rise built forms are consistent with this site's proposed RA8 Zoning. As a requirement for the RA8 zone, the minimum number of dwellings for this site is 8 dwellings. This site is likely to be developed with a mid-rise concept to meet the policies of The City Plan and therefore it is anticipated to result in this Plan's minimum density being met.

LAND USE COMPATIBILITY

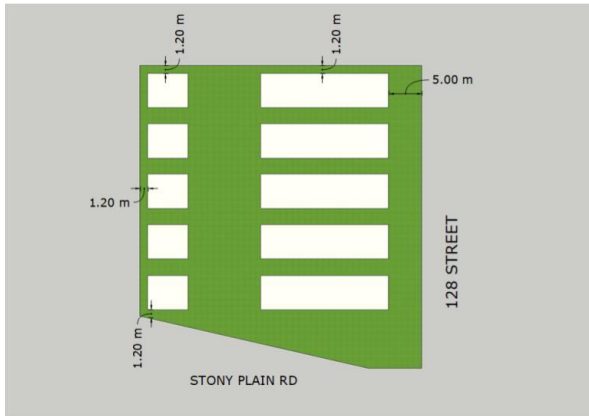
The site is suitable for increased density and the development intensity that the RA8 Zone would allow due to its location on a corner site along an arterial road and its placement which is in close walking proximity to two future west valley Line LRT stops. The scale of the proposed RA8 Zone on a site is compatible with lower intensity residential forms such as single detached houses in the RF1 Zone, particularly along important corridors. To further improve the transition between the site and surrounding single detached lots, the RA8 Zone was recently amended by City Council on December 7, 2021. The amendments increased the interior side setback to 1.5 metres when a proposed RA8 building is less than 10.0 metres in height and to 3.0 metres if the proposed building is more than 10.0 metres in height. An additional stepback of 3.0 metres is required for portions of the building above 14.5 metres.

The proposed RA8 Zone also introduces a potential for some limited Non-Residential Uses to the site, such as General Retail Stores, Child Care Services, Health Services and Specialty Food Services. Regulations contained in the zone included size restrictions for these Non-Residential Uses (maximum 275 m² in floor area) and shall only be located within the ground floor to ensure compatibility with residential development both within the same building and on adjacent sites.

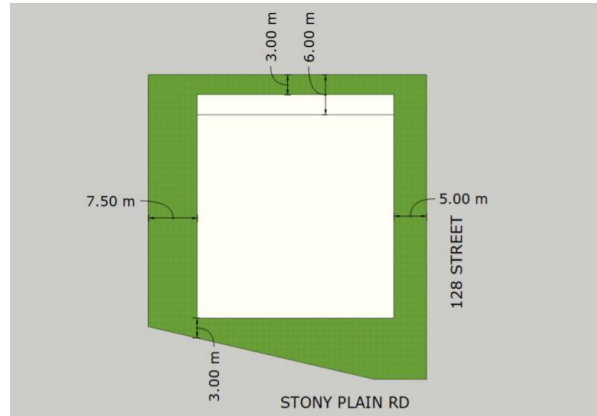
Overall, the site is considered appropriate for mid-rise development due to its size, location at a corner parcel, and its close proximity to two future LRT stops.

	RF1 + MNO¹ <i>Current</i>	RA8 <i>Proposed</i>
Principal Building	Single Detached Housing	Multi-Unit Housing
Height	8.9 m	23.0 m
North (side) Setback	1.2 m	3.0 m* (6.0 above 14.5 m)
East (Front) Setback	5.0 m	5.0 m
West (Rear) Setback	17.1m (40% of Site Depth)	7.5 m
South (Flanking) Setback	1.2 m	3.0 m
Number of Dwellings	Five (5) Principal Dwellings Five (5) Secondary Suites Five (5) Garden Suites	Minimum of eight (8) Dwellings No maximum
Maximum Site Coverage	40%	-
Floor Area Ratio	N/A	3.3
Accessory Building	Garden Suite	-
Height	6.2 m (flat roof) 6.5 m (pitched roof)	-
East Side Setback	1.2 m	-
West Side Setback	1.2 m	-
South (rear) Setback	1.2 m	-
Notes: ¹ This assumes a split of the existing site into five lots at least 7.6 m in width. * Effective February 1, 2022		

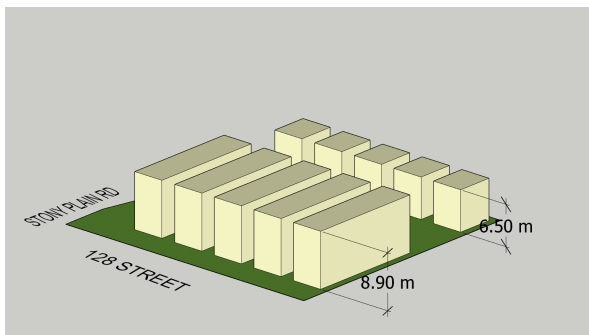
**POTENTIAL RF1 BUILT FORM
(Top view)**



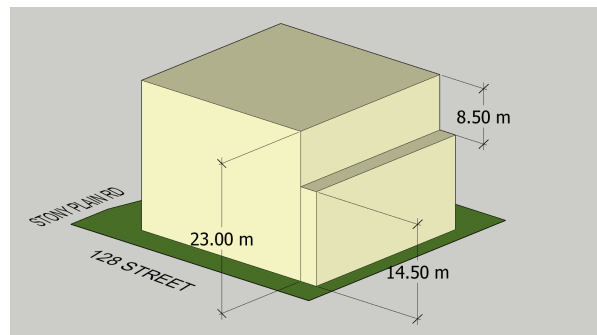
**POTENTIAL RF3 BUILT FORM
(Top view)**



**POTENTIAL RF1 BUILT FORM
(3D view)**



**POTENTIAL RF3 BUILT FORM
(3D view)**



A Sun-Shadow Study was reviewed against this application based on its proximity to the Single Detached Houses. While impact on sunlight penetration and shadow casting is a common concern with infill development, there are no standards or guidelines specifically for these items. Many residential properties in this area have east and west facing dwellings that only get morning or evening sunlight and not both. It is anticipated that shadow impacts on the lots in the west are most notable during the morning hours and shadows casting to the north occurs mid-day to mid-afternoon. For lots east of 128 Street, shadow casting is expected to occur in the mid-afternoon.

A full Sun-Shadow Study is found in Appendix 1 of this report based on the maximum built form permitted under the RA8 Zone.

Technical Review

TRANSPORTATION

The site is well situated in a walkable neighbourhood with good access to the future West Valley Line LRT, as well as recently upgraded cycle facilities on 127 Street to take advantage of multiple modes of travel. With redevelopment of the site, vehicular access will be from the adjacent lane to the west. Upgrades to the lane will also be required, the extent of which will be determined at the development permit stage.

It is also noted that with implementation of the LRT expansion, an approximately 4 m² segment of land at the southeast corner of the site is required to be incorporated as part of the future LRT corridor.

DRAINAGE

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

The applicant/owner will be responsible for all costs associated with providing City standards for water supply including any changes to the existing water infrastructure required by this application.

A deficiency in on-street fire protection adjacent to the property was also identified by EPCOR Water. City of Edmonton fire protection standards require fire hydrant spacing of 90 metres for the proposed zoning. The owner/developer will be required to install two new hydrants along 128 Street and approximately 225 metres of new water main along 128 Street at their expense. Based on this information, the owners have requested Edmonton Fire Rescue Services (EFRS) to perform an Infill Fire Protection Assessment (IFPA) which will be considered for the development permit stage to potentially alter or lessen on-street fire protection infrastructure upgrades, assuming certain criteria are met. At the time this report was written, the IFPA assessment had not yet been concluded.

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

Community Insights

ADVANCE NOTICE

June 22, 2021

- Number of recipients: 32
 - Number of responses in support: 0
 - Number of responses with concerns: 35
 - Common comments of concerns included:
 - Lack of transition from the proposed high density built form in relation to the surrounding Single Detached Housing.
 - The development site should consider retaining single detached housing or
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	<p>alternative built forms such as row housing or up to three storey residential buildings.</p> <ul style="list-style-type: none"> ● Sun-Shadow impacts to adjacent residential properties. ● Concerns traffic and safety due to the proposed redevelopment under RA8 zoning in relation to existing narrow roadways and alleys, ongoing shortcutting through the neighbourhood, and the adjacent LRT tracks along Stony Plain Road. ● The location of the site is midway between two proposed LRT stops which is unlikely to encourage minimized vehicular usage. ● Concerns about insufficient parking for the site's potential residential, visitor or commercial uses when considering the existing challenges of minimal on-street parking available in the area. ● Additional density through the RA8 will exacerbate similar issues with recent increased densities approved or developed in the area.
WEBPAGE	<ul style="list-style-type: none"> ● https://www.edmonton.ca/westmountplanningapplications

Conclusion

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

APPENDICES

- 1 Sun-Shadow Study
- 2 Application Summary

SUN-SHADOW STUDY

March 21



9AM



12PM



3PM

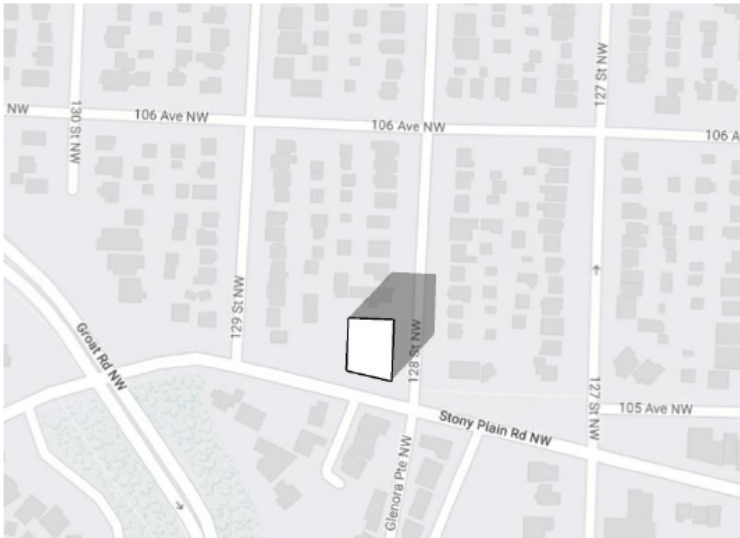
June 21



9AM



12PM



3PM

September 21



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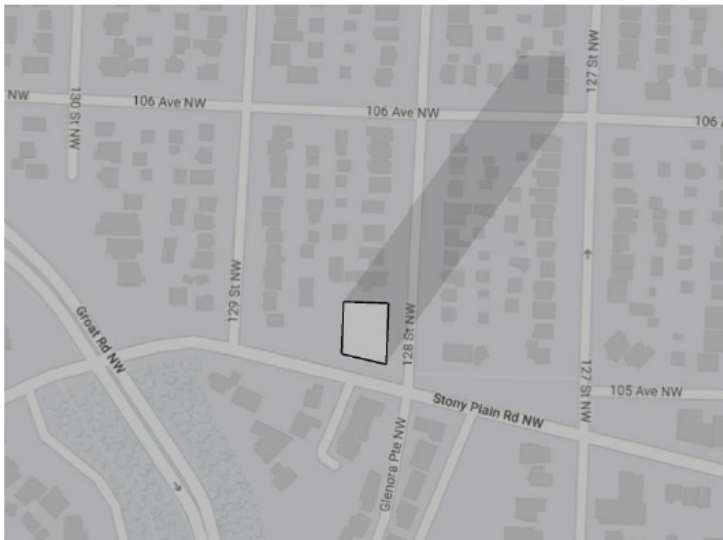
December 21



9AM



12PM



3PM

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19935
Location:	Northwest corner of Stony Plain Road NW and 128 Street NW
Address:	10504 - 128 Street NW
Legal Descriptions:	Lots 1-3, Block 56, Plan 3875P
Site Area:	1,821.8 m ²
Neighbourhood:	Westmount
Ward:	O-day'min
Notified Community Organization:	Westmount Community League
Applicant:	Situate Inc.

PLANNING FRAMEWORK

Current Zone and Overlay:	(RF1) Single Detached Residential Zone, and Mature Neighbourhood Overlay
Proposed Zone:	(RA8) Medium Rise Apartment Zone
Plan in Effect:	None
Historic Status:	None

Written By: Marty Vasquez
Approved By: Tim Ford
Branch: Development Services
Section: Planning Coordination