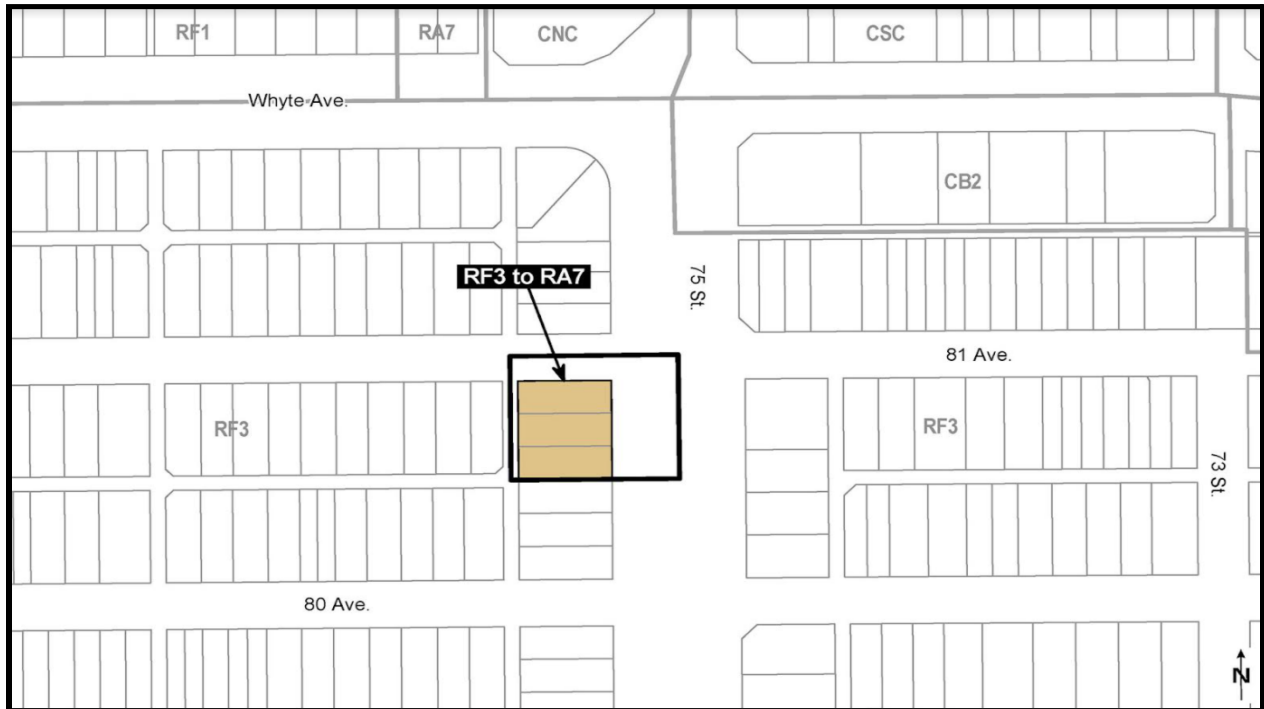




ADMINISTRATION REPORT **REZONING** KING EDWARD PARK

8014, 8018 and 8022 75 Street NW

To allow for low rise Multi-unit Housing.



Recommendation: That Charter Bylaw 19942 to amend the Zoning Bylaw from (RF3) Small Scale Infill Development Zone to (RA7) Low Rise Apartment Zone be **APPROVED**.

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

- the location of the site on a corner, along an arterial roadway with a service road and near transit stops makes it an ideal place for an appropriate increase in residential density;
- the proposed zone includes regulations to ensure the larger built form and additional opportunities for limited Non-Residential Uses are compatible with the surrounding low intensity residential area; and
- it aligns with the direction for future development within two Secondary Corridors as directed by The City Plan.

Report Summary

This land use amendment application was submitted by Green Space Alliance on August 18, 2021 on behalf of landowners 6th Sense Investments Corp. This application proposes to change the designation of three parcels from (RF3) Small Scale Infill Development Zone to (RA7) Low Rise Apartment Zone. The proposed RA7 Zone would allow for a 16 metre high (approximately 4 storey) residential building with limited commercial opportunities at ground level, such as Child Care Services, General Retail Stores and Specialty Food Services.

The scale and uses of the proposed RA7 Zone is generally considered compatible with lower intensity residential forms and specific regulations in the RA7 Zone help ensure this. The proposed RA7 Zone conforms to policy direction for increasing density at key nodes and corridors in The City Plan.

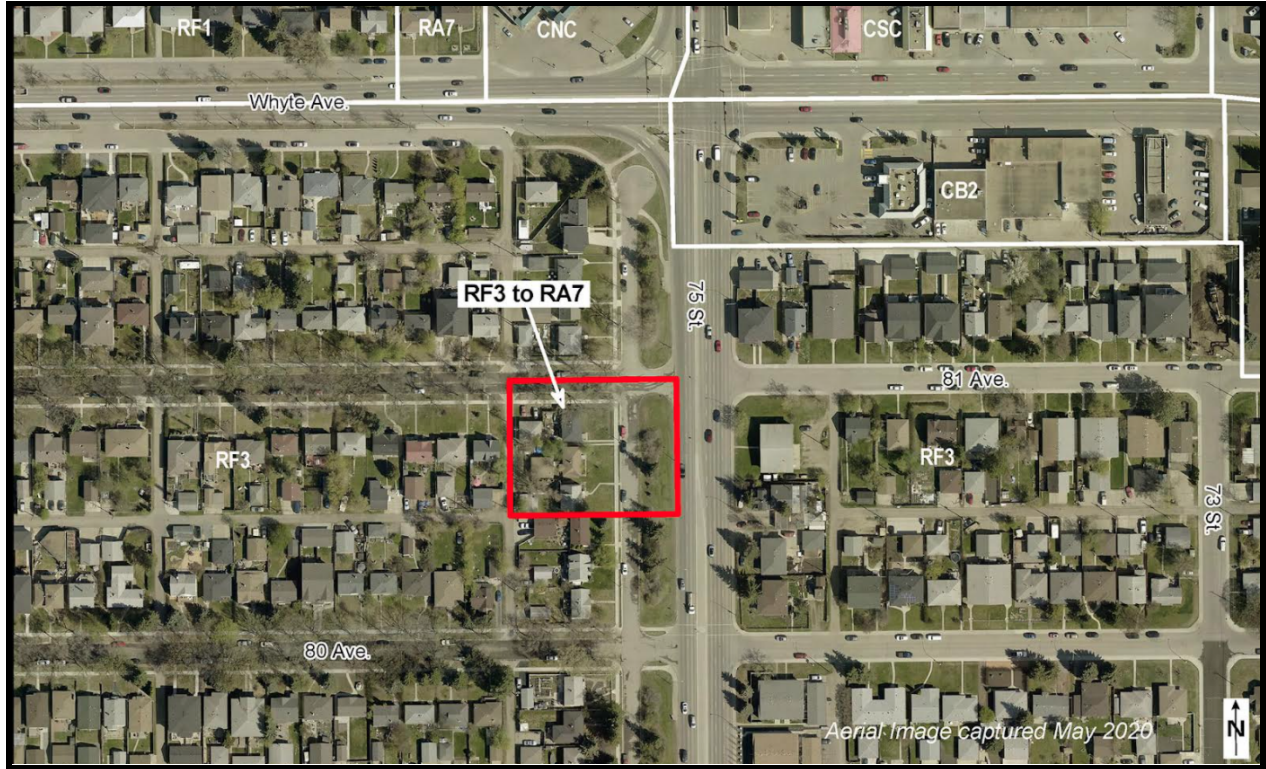
The Application

1. CHARTER BYLAW 19942 proposes to rezone the site from the (RF3) Small Scale Infill Development Zone to (RA7) Low Rise Apartment Zone. The proposed RA7 Zone would allow for a 16 metre high (approximately 4 storey) residential building with limited commercial opportunities at ground level, such as Child Care Services, General Retail Stores and Specialty Food Services.

Site and Surrounding Area

The corner site is comprised of three lots totalling approximately 1554 m². It is located along the service road portion of 75 Street NW, an arterial road, and a block south of Whyte Ave NW also an arterial road. The site is surrounded to the north, west, and south by low density residential uses.

The site is well connected to transit and local amenities. Frequent bus service is found on both 75 Street NW and Whyte Avenue NW. The Bonnie Doon LRT station is approximately 800 m to the northwest.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF3) Small Scale Infill Zone	3 Single Detached homes
CONTEXT		
North	(RF3) Small Scale Infill Zone	Single Detached House
East	(RF3) Small Scale Infill Zone	Single Detached House and low rise Multi-unit Housing
South	(RF3) Small Scale Infill Zone	Single Detached House
West	(RF3) Small Scale Infill Zone	Single Detached House



LOOKING SOUTH FROM 81 AVENUE NW



LOOKING WEST FROM 75 STREET NW

Planning Analysis

LAND USE COMPATIBILITY

The scale of the proposed RA7 Zone is compatible with lower intensity residential forms such as single detached houses in the RF1 Zone (see comparison table and models below) and it is common for these two forms to exist adjacent to each other in Edmonton, particularly along important corridors. However, to further improve the transition between the two, the side setback requirements in the RA7 Zone were recently amended by City Council on December 7, 2021. The amendments increased the interior side setback from 1.2 metres to 1.5 metres when a proposed RA7 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.

The proposed RA7 Zone introduces a potential for some limited Non-Residential Uses to the site, such as Child Care Services, Health Services and Specialty Food Services. Regulations are included that restrict them in size (275 m² of floor area) and location (ground floor only) to ensure compatibility with residential development both within the same building and on adjacent sites.

RF3 & RA7 COMPARISON SUMMARY

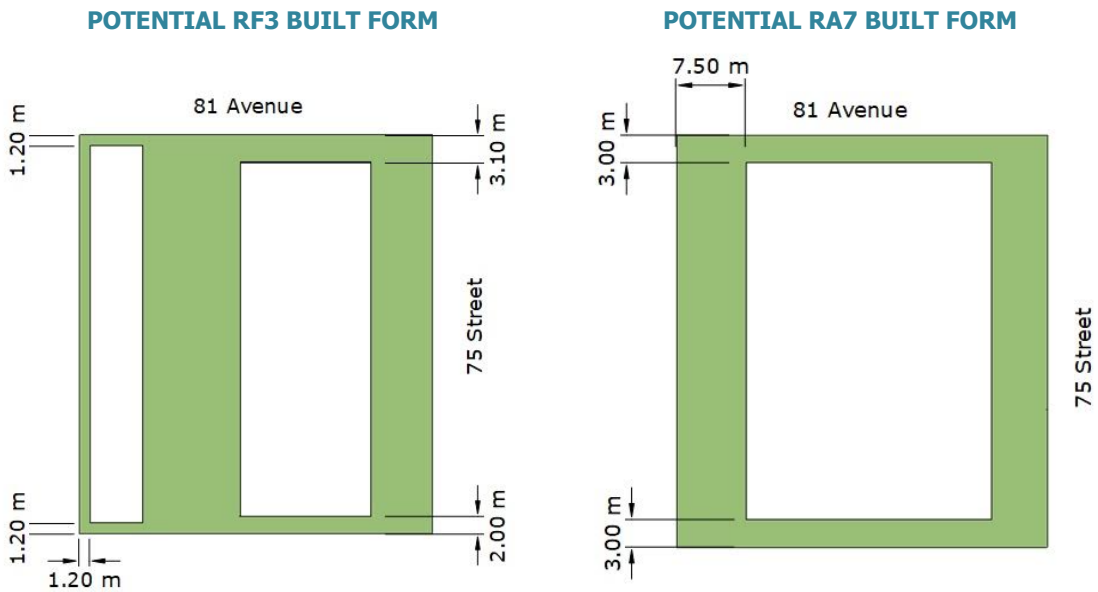
	RF3 + MNO <i>Current</i>	RA7 <i>Proposed</i>
Principal Building	Multi-Unit Housing	Multi-Unit Housing
Height	8.9 m pitched roof	14.5 m flat roof/ 16.0 m pitched roof
Front Setback (75 street)¹	approx 7.0 m	6.0 m
Interior Side Setback	2.0 m	3.0 m
Flanking Side Setback (81 ave)	3.1 m	3.0 m
Rear Setback (alley)	14.6 (40% of Site Depth)	7.5 m
Maximum No. Dwelling Units	Ten (10) principal dwellings at 150 m ² per dwelling Ten (10) Secondary Suites ² Ten (10) Garden Suites ²	minimum of 7 No maximum
Accessory Building	Garden Suite	N/A

Height	6.5 m	
Interior Side Setback	1.2 m	
Flanking Side Setback	1.2 m	
Rear Setback	1.2 m	

Notes:

¹ in this scenario the front lot line is assumed to be 75 Street NW as per Section 43.1(a) of the zoning bylaw

² Secondary Suites and Garden Suites are allowed with each existing principal dwelling, the likelihood of these suites diminishes as the number of principal dwellings increase.



THE CITY PLAN

The City Plan provides high level policy for the long term growth of Edmonton. One key component of the plan is to accommodate all future growth within Edmonton’s existing boundaries. Achieving this requires that 50% of new residential units are provided at infill locations, focusing on key nodes and corridors.

The City Plan identifies 75 Street NW and Whyte Avenue NW as Secondary Corridors, a vibrant residential and commercial street that serves as a local destination for surrounding communities. The width of a Secondary Corridor is one to three blocks on either side and targets a minimum density of 75 people and/or jobs per hectare through low and mid-rise buildings. As the subject property is located on 75 Street NW and a block south of Whyte Avenue NW, it is part of two Secondary Corridors. Low-rise development in this location is considered appropriate densification and supports achieving the infill objectives of The City Plan.

Technical Review

TRANSPORTATION

Vehicular access shall be from the rear lane only. The existing vehicular access to 81 Avenue must be removed and the curb, gutter and boulevard restored upon redevelopment. Access details are further reviewed at the development permit stage with submission of a detailed site plan.

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

There is a severe deficiency in on-street fire protection adjacent to the site. City of Edmonton Standards require on-street fire flows of 300 litres per second and hydrant spacing of 90 metres for the proposed RA7 zone. On-street fire flows in the area are well below the required flow rate as there are no hydrants on the west side of 75 Street NW. In order to meet City standards, the owner/developer will be required to construct approximately 57 metres of new water mains and one new hydrant, at their expense.

Edmonton Fire Rescue Services may be able to perform an Infill Fire Protection Assessment at the development permit stage to potentially alter or lessen on-street fire protection infrastructure upgrades, assuming certain criteria are met.

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

Community Insights

<p>ADVANCE NOTICE September 29, 2021</p>	<ul style="list-style-type: none"> ● Number of recipients: 31 ● Number of responses with concerns: 6 ● Common comments included: <ul style="list-style-type: none"> ○ excessive street parking ○ increase in crime ○ reduction in sunlight ○ increase in traffic ○ structure will be too large and tall
<p>WEBPAGE</p>	<ul style="list-style-type: none"> ● https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/king-edward-park-planning-applications

Conclusion

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19942
Location:	South of 81 Avenue NW and west of 75 Street NW
Addresses:	8014, 8018 and 8022 75 Street NW
Legal Description(s):	Lots 16-18, Block 61, Plan 2061HW
Site Area:	1554.31 m ²
Neighbourhood:	King Edward Park
Ward:	Metis
Notified Community Organization:	King Edward Park Community League
Applicant:	Green Space Alliance

PLANNING FRAMEWORK

Current Zone and Overlay(s):	(RF3) Small Scale Infill Development Zone and Mature Neighbourhood Overlay (MNO)
Proposed Zone:	(RA7) Low Rise Apartment Zone
Plan in Effect:	None
Historic Status:	None

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