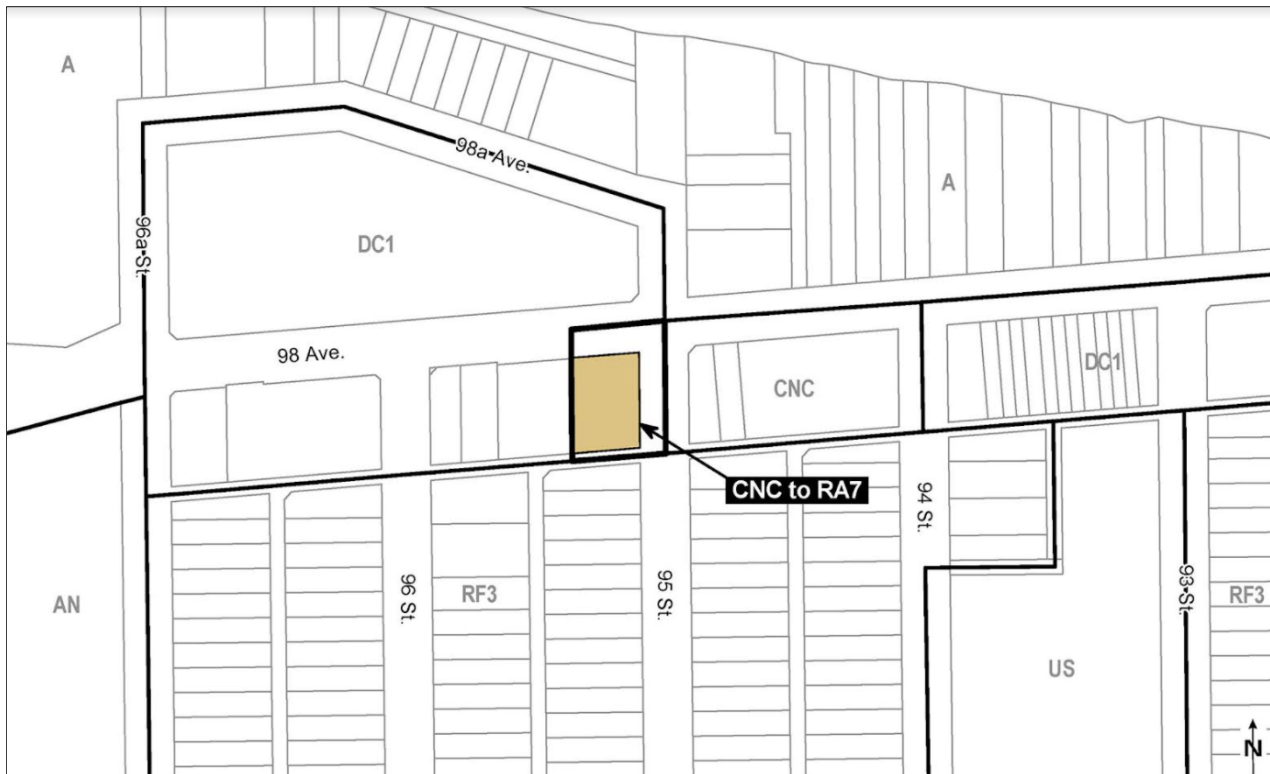


# Administration Report Cloverdale

Edmonton

## 9503 98 Avenue NW

To allow for low rise Multi-unit Housing



**Recommendation:** That Bylaw 20063 and Charter Bylaw 20064 to amend the Cloverdale Area Redevelopment Plan (ARP) and to amend the Zoning Bylaw from (CNC) Neighbourhood Convenience Commercial 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 and near a transit stop is a suitable location for this type of development
- the site is ideally suited for an increase in residential density and is compatible with surrounding built forms
- the development is within 350 metres of the Muttart LRT stop

## Application Summary

This land use amendment application was submitted by Next Architecture on December 3, 2021, on behalf of landowner Akram Attia. The application proposes to change the designation of a single lot from (CNC) Neighbourhood Convenience Commercial Zone to (RA7) Low Rise Apartment Zone to allow for the development of low rise Multi-unit Housing. The intent of the developer is to construct apartment style Multi-unit Housing.

The application also proposes to amend relevant text and figures with the Cloverdale Area Redevelopment Plan (ARP) to reflect the proposed zoning,

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 new residential units are intended to be created at infill locations.

**BYLAW 20063** to amend the Cloverdale Area Redevelopment Plan (ARP) by redesignating this site from commercial to medium density residential. This Bylaw will amend Figures 3.2, Policy 3.3, 5.3.1 and maps 4 and 12 within the ARP to reflect the proposed rezoning.

**CHARTER BYLAW 20064** to amend the Zoning Bylaw from (CNC) Neighbourhood Convenience Commercial Zone to (RA7) Low Rise Apartment Zone. The purpose of the RA7 zone is to provide for a low rise Multi-unit Housing with the potential for limited commercial uses on the ground floor.

The current intent of the developer is to construct apartment style Multi-unit Housing.

## Community Insights

Based on the characteristics of this application the file was brought forward to the public using the Basic Approach. Relevant characteristics that lead to this approach were that it is a rezoning to a standard zone and it did not garner significant responses when the advance notice was sent out.

The Basic Approach included the following techniques :

**Advance Notice**, February 7, 2022

- Number of recipients: 193
- Number of responses with concerns: 0

- Number of neutral comments: 2
- Number of supportive comments: 2

**Comments received:**

- Excited to have something developed on this property
- Hopefully it includes commercial uses on the main floor

**Webpage**

- [edmonton.ca/cloverdaleplanningapplications](http://edmonton.ca/cloverdaleplanningapplications)

No formal feedback or position was received from the Cloverdale Community League at the time this report was written.

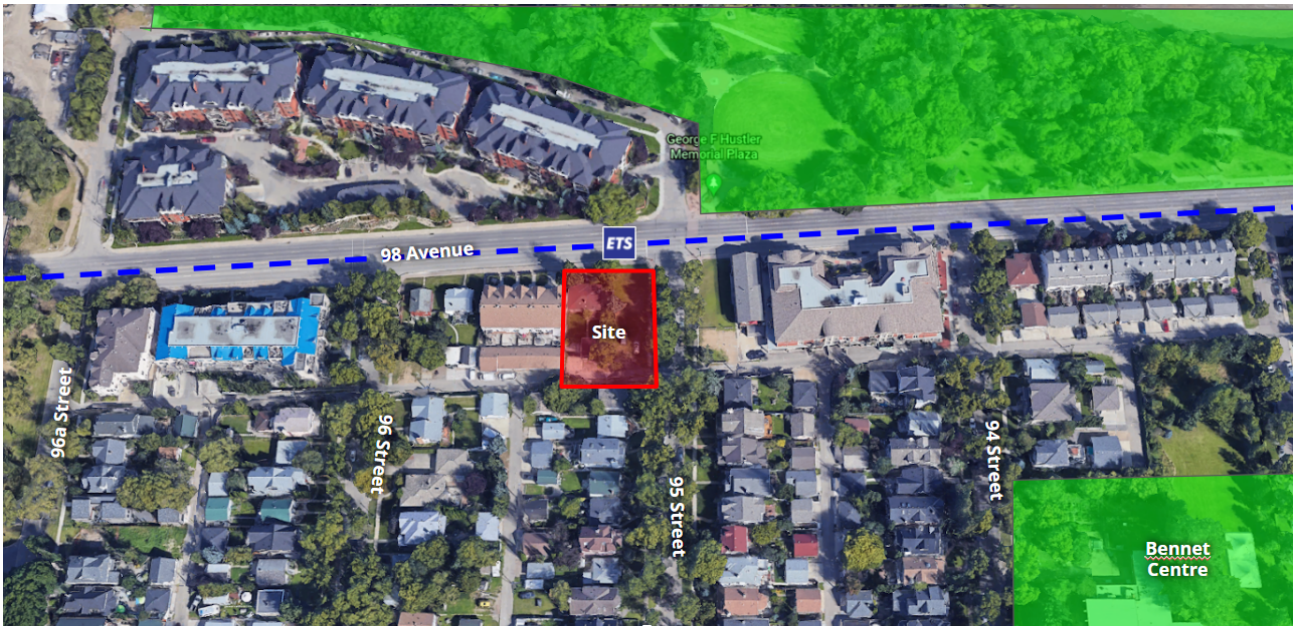
## **Site and Surrounding Area**

The subject site is approximately 1076 square meters in area and is:

- located on a corner lot
- abutting an arterial and local road
- on the edge in the central portion of the Cloverdale neighbourhood

Vehicle access is through the rear lane south of the site. The property abuts 98 Avenue, an arterial road, where an On Demand transit stop is located. The Muttart LRT stop is located within 400 m to the west of the site. The site is located across from river valley parks and within walking distance to neighbourhood level parks within the interior of Cloverdale.

The surrounding area is generally developed with single detached housing to the south and a mix of row housing and Multi-unit Housing developments along 98 Avenue.



Zoning Context of application area

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(CNC) Neighbourhood Convenience Commercial Zone	Single Detached House and Vacant lot
<b>CONTEXT</b>		
North	(DC1) Area 2 Cloverdale Area Redevelopment Plan (ARP) Residential	4-storey Apartment

East	(CNC) Neighbourhood Convenience Commercial Zone	Mixed commercial residential developments
South	(RF3) Cloverdale Low Density Redevelopment	Single Detached Homes
West	(DC1) Area 1 Cloverdale Area Redevelopment Plan (ARP) Residential	Row House development



View of the site looking south from 98 Avenue NW



View of the site looking northwest from 95 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 RF3 Zone and it is common for these two forms to exist within close proximity to each other in Edmonton. It is also compatible with the existing DC1 zone to the west and north.

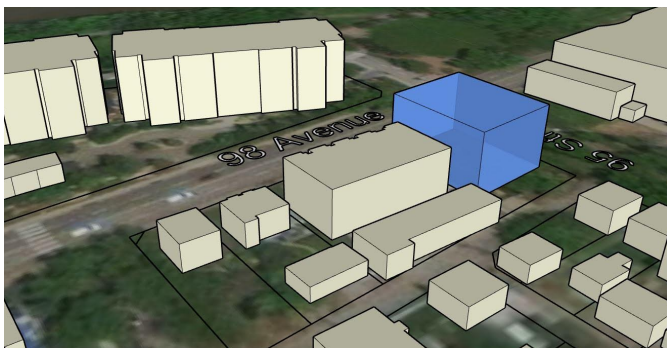
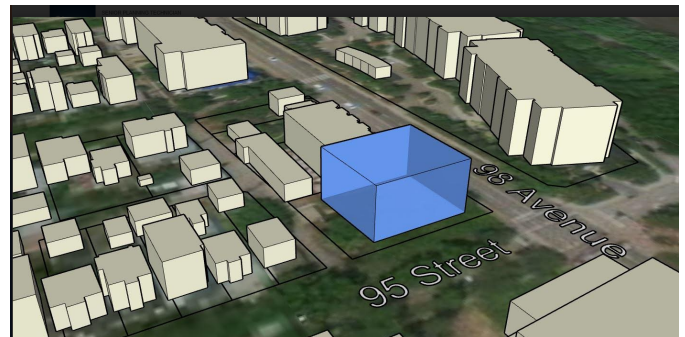
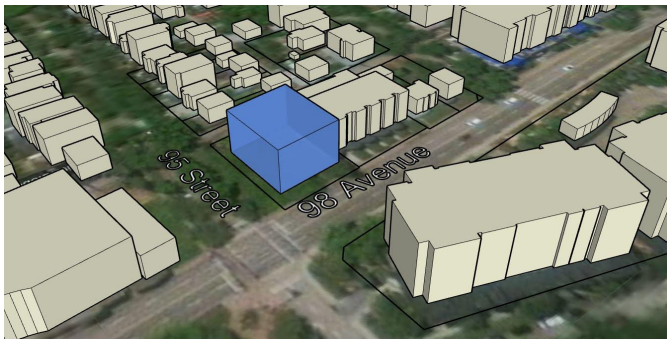
The RA7 Zone allows for the same commercial uses and one additional commercial use as the CNC Zone. The main difference is that commercial uses are optional on the ground floor under the RA7 Zone but mandatory when including Multi-unit Housing under the CNC Zone. Development regulations in the two zones also require different setbacks (see table below). In this context both zones allow for buildings of the same height but the existing CNC and Main Street Overlay (MSO) reduce the flanking side, front and rear setback when compared to the RA7 Zone. Along the south side of 98 Avenue, the existing DC1 regulates a minimum 8 m setback. The 6 m front setback in the RA7 Zone is more in character with the DC1 properties abutting the site to the west and allows for potential tree planting along 98 Avenue which may be part of streetscaping improvements at the development permit stage.

### CNC & RA7 Comparison Summary

	<b>CNC + MSO Current</b>	<b>RA7 Proposed</b>
<b>Principal Building</b>	Mixed Use Building	Multi-Unit Housing
<b>Maximum Height</b>	14.5 m flat roof 16.0 m pitched roof	14.5 m flat roof 16.0 m pitched roof
<b>Front Setback</b> (98 ave)	1.0 m	6.0 m
<b>Minimum Interior Side Setback</b>	3.0 m	3.0 m
<b>Minimum Flanking Side Setback</b> (95 street)	0 m	3.0 m
<b>Minimum Rear Setback</b> (Lane)	0.0 m	7.5 m
<b>Maximum Site Coverage</b>	n/a	n/a

<b>Maximum No Dwelling Units</b>	n/a	n/a
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**POTENTIAL RA7 BUILT FORM 3D view**



**Transit Oriented Guidelines**

This site is located within 350 metres of the Valley Line South Muttart LRT stop which will be constructed adjacent to 98a Avenue NW. This stop, as identified by the TOD Guidelines, is a Institution/Recreation Station which seeks to ensure proposed developments within 400 metres are constructed incrementally with small-site developments to fit with surrounding built forms. The RA7 zone allows for a building that is within an appropriate scale with the surrounding development.

## **Plans in Effect**

The rezoning area is within the Cloverdale ARP which designates this area as part of the larger “Neighbourhood Convenience Retail” area to the east of 95 Street. The ARP was adopted in 1986 and last amended in 2002. Since then the Zoning Bylaw has undergone major amendments such as allowing commercial uses in the RA7 Zone. Other changes include mandating ground floor units with separate entrances facing the street under the RA7 Zone. This application will amend the plan to reflect the proposed RA7 zoning which still allows it to generally meet its objectives such as possible commercial uses in this location and a built form that is complementary to the surrounding development.

## **THE CITY PLAN**

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 new residential units are intended to be created at infill locations.

## **Technical Review**

### **Transportation**

Vehicle access shall be from the rear lane only to conform with the RA7 zoning regulations. The Cloverdale ARP includes policies to improve the streetscape along 98 Avenue. Streetscape improvement requirements will be reviewed at the development permit stage.

### **Drainage**

Permanent sanitary servicing to the subject rezoning area is available from the existing 250mm combined sewer main within Lane South of 98 Avenue NW or from 200mm combined sewer main within 95 Street NW. Permanent storm servicing to the subject rezoning area is available from the existing 450mm storm sewer main within 98 Avenue NW. Onsite stormwater management requirements include storage provisions within the property to accommodate the excess runoff from a 1 in 5 year design rainfall event with an outflow rate of 35 litres per second per hectare to the storm sewer system.

### **EPCOR Water**

The existing services are not of sufficient size for the proposed development. The owner/applicant must review the total on-site water demands and service line capacity with a qualified engineer to determine the size of service required and ensure adequate water supply to the proposed development.



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

## **Appendices**

- 1 Application Summary

## Application Summary

### Information

<b>Application Type:</b>	Plan Amendment and Rezoning
<b>Bylaw and Charter Bylaw:</b>	20063 and 20064
<b>Location:</b>	South of 98 Avenue NW and west of 95 Street NW
<b>Address:</b>	9503 - 98 AVENUE NW
<b>Legal Description(s):</b>	Lot 19A, Block 3, Plan 9522818
<b>Site Area:</b>	1,076.921 m <sup>2</sup>
<b>Neighbourhood:</b>	Cloverdale
<b>Ward:</b>	Metis
<b>Notified Community Organization:</b>	Cloverdale Community League
<b>Applicant:</b>	Next Architecture

### Planning Framework

<b>Current Zone and Overlays:</b>	(CNC) Neighbourhood Convenience Commercial, Floodplain Protection Overlay, Main Streets Overlay and North Saskatchewan River Valley and Ravine System Protection Overlay
<b>Proposed Zone and Overlays:</b>	(RA7) Low Rise Apartment Zone, Floodplain Protection Overlay, and North Saskatchewan River Valley and Ravine System Protection Overlay
<b>Plan in Effect:</b>	Cloverdale Area Redevelopment Plan
<b>Historic Status:</b>	None

Written By:  
 Approved By:  
 Branch:  
 Section:

Marco Beraldo  
 Tim Ford  
 Development Services  
 Planning Coordination