

Administration Report

Central McDougall

Edmonton

10831, 10835, 10837, and 10839 - 107 Street NW

To allow for Multi-Unit Housing in the form of row housing.



Recommendation: That Bylaw 20174 to amend the Central McDougall/Queen Mary Park Area Redevelopment Plan and Charter Bylaw 20175 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (DC2) Site Specific Development Control Provision be **APPROVED**.

Administration **SUPPORTS** this application because:

- it aligns with infill objectives of The City Plan by increasing density at an appropriate location;
- it provides increased opportunity for housing diversity in the Central McDougall neighborhood; and
- it proposes development that appropriately scales and fits with surrounding built forms.

Application Summary

BYLAW 20174 will amend Map 5 the Central McDougall/Queen Mary Park Area Redevelopment Plan (ARP) from single family residential to row housing in order to reflect the proposed zoning.

CHARTER BYLAW 20175 will amend the Zoning Bylaw, as it applies to the subject site, from the (RF1) Single Detached Residential Zone to (DC2) Site Specific Development Control Provision. The proposed DC2 Provision would allow for the development of multi-unit housing in the form of row housing with the following characteristics:

- A maximum height of 10.5 metres (approximately 2-3 storeys)
- Up to a total of 13 residential units within three separate row housing buildings
- A maximum combined floor area ratio of 2.0
- Enclosed on-site parking to be accessed from the rear lane
- Individual private rooftop patios oriented to face a common amenity internal courtyard
- A minimum of seven family-oriented units with each containing at least three bedrooms, a floor area of at least 100 square meters and 35 square metres of common amenity areas specifically designed for children.

Initially, in February 2021, this application proposed rezoning the site from RF1 to (RA8) Mid Rise Apartment Zone by Green Space Alliance on behalf of property owner Raviji Thakur. This application was later revised to the current DC2 proposal on December 9, 2021 following the community feedback received during the initial submission.

This DC2 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.

Community Insights

Based on the characteristics of this application the file was brought forward to the public using the Broadened Approach. This approach was selected because the file is located in an area where previous applications have prompted extensive public response and that it requires an amendment to a statutory plan.

On March 11, 2021, Administration mailed Advance Notices for an initial proposal to rezone the site from RF1 to RA8. The application was later revised to the current DC2 proposal on December 9, 2021 following the community feedback received during the initial RA8 submission. Prior to formal resubmission of the current DC2 proposal, the applicant sent out a pre-application notification for the revised rezoning to surrounding property owners and to the president of the Central McDougall Community League on September 29, 2021. The second Advance Notice for the DC2 proposal was sent by Administration to surrounding property owners and to the president of the Central McDougall Community League on January 25, 2022.

The engagement approach included the following techniques:

Advance Notice (RF1 to RA8), March 11, 2021

- Number of recipients: 44
- Number of responses with concerns: 44

DC2 Pre-Application Notification, September 29, 2021

- Number of recipients: 51
- Number of responses (as reported by the applicant): 1

Advance Notice (RF1 to DC2), January 25, 2022

- Number of recipients: 51
- Number of responses: 0

Applicant/Community League Meeting, March 3, 2022

- Number of community attendees: 10

Engaged Edmonton Webpage, May 3, 2022 - May 16, 2022

- Number of visitors: 19
- Number of Engaged Visitors with feedback or questions: 0

Webpage

- edmonton.ca/centralmcdougallplanningapplications

Common comments include:

- Concerns about the potential to rent the units contributing towards the existing transient nature of the neighbourhood and its oversupply of rental units.
- Transient tenants create a community where poverty, crime, and instability dominates the area.

- Opportunity for commercial development under the RA8 proposal is isolated from the rest of the neighbourhood and unnecessary. These uses may create adverse impacts to a predominantly residential portion of the Central McDougall.
- Several other underutilized or vacant lots should be developed first in lieu of demolishing existing housing.
- Support provided for up to two single house units per lot (6 'skinnies' total) to create a more family oriented housing with a better balance of housing types.
- The proposed redevelopment will set a precedent for other Hudson Bay Caveat properties which may further remove other single Detached Houses from the neighbourhood.
- Increased units will contribute to vehicular congestion with potential parking impacts to the neighbourhood.
- The City should honor the ARP and protect the remaining single family homes to better provide for people at all stages of life.
- Row Housing is welcomed and will provide housing opportunities for new families and young professionals.
- Consider additional square footage for each unit is desired for families to live in.
- Adequate amenity areas should be provided for all proposed units.
- Encourage a community that appeals towards a variety of demographic types and at different price points for affordable housing.
- Concerns towards drainage Infrastructure impacts and potential flooding.

On June 17, 2022, the Central McDougall Community Leagues submitted a letter in opposition to this application. The letter response to the DC2 spoke to their general support towards increased density but has overall concerns with the proposal redevelopment citing the following concerns:

- Limiting row housing for the most northern lot facing the park and redeveloping the rest of the site with single detached housing in combination with would allow for a more appropriate form of development and increased density for Central McDougall.
- The proposed setback fronting 107 Street is limited and does not align with the rest of the block which includes 9 metre setback frontages between the existing homes and the boulevard
- Limited setback along the rear lane does not allow for adequate room for parking
- The removal of decks within the courtyard design will limit resident interaction between neighbors

- Concerns over flood mitigation particularly with the increased number of dwellings for the site and the proposed design requiring an underground parkade.

Site and Surrounding Area

The subject site is approximately 2100 square meters in area, located on the southeast corner of 109 Avenue NW and 107 Street NW within the northern portion of the Central McDougall neighbourhood. The property is currently developed with two Single Detached Houses on the north and south lots with two vacant single family lots in between. Vehicular access to existing detached garages is through the rear lane east of the site. The site is located across from Central McDougall Park and is kitty corner to the John A. McDougall public elementary school to the northwest.

The property is three blocks south of Kingsway NW, an arterial road and transit corridor bordering the north edge of the neighborhood. The site is approximately 700 metres walking distance to the Kingsway/Royal Alexandra Hospital Transit Centre and LRT Station to the north. Additional transit access is available along 109 Street NW approximately 240 meters to the west and along 107 Avenue approximately 290 m to the south where additional bus services are located.

The surrounding area is generally developed with a mix of single detached housing, semi-detached, row housing and low rise apartments. Commercial amenities for this area include business located along 107 Avenue, Kingsway NW and Kingsway mall to the north.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF1) Single Detached Residential Zone	Single Detached House
CONTEXT		
North	(AP) Public Parks Zone	Public Park - Central McDougall Park
East	(RF1) Single Detached Residential Zone	Single Detached House
South	(RF1) Single Detached Residential Zone	Single Detached House
West	(RA7) Low Rise Apartment Zone	Multi-unit Housing



View of the site looking southeast from 109 Avenue NW and 107 Street NW



View of the site looking northeast from 107 Street NW



View of the site looking southeast from 109 Avenue NW and the rear lane



View of the site looking northwest from the rear lane

Planning Analysis

The City Plan

The City Plan seeks to enable ongoing residential infill at a variety of scales, densities and designs within all residential areas to support the ongoing evolution of communities. The proposal for row housing at this location is appropriate for this context adjacent to single detached homes, semi-detached and row housing. As this area transitions to further densification in the future as part of the Central District, this proposal will also help meet the goal of 50% of net new units added through infill as set by The City Plan.

Plan in Effect

The site is referenced within the Central McDougall/Queen Mary Park Area Redevelopment Plan (ARP) identifying the immediate area for the protection of single family housing under Map 5 - Central McDougall Concept Plan. The ARP further references a lack of housing choices for families in Central McDougall, highlighting that 86% of the housing in the neighbourhood are walk-up apartments. The 2016 Federal Census similarly indicates slightly higher at 95% of dwelling types are apartment forms and that only 3.2% of the dwelling types are in the form of single-detached houses. Row houses represent only 0.4% of housing stock in the community.

To support the rezoning, this application proposes to update Map 5 of the ARP to reflect the proposed row housing built form which is currently underrepresented and would support the neighborhood's vision of a well-balanced blend of housing options.

Land Use Compatibility

The DC2 allows for a site specific design that further ensures compatibility with these surrounding built forms, particularly the more sensitive single family lots to the south and east. The proposed DC2 regulations mirror closely with those provisions under the (RF5) Row Housing Zone and Mature Neighbourhood Overlay (MNO) by providing similar height and density limitations while incorporating specific setbacks and building designs that provide adequate separation and privacy to the adjacent homes. By implementing DC2 provisions, the applicants are expected to adhere to the prescribed 5.5 metre setback along the south property line in addition to the requirement for enhanced landscaping, the placement of the vehicular ramp and fencing along its shared south property line. Further to this, the proposed building along the east is further setback from the south property line to allow placement of the waste collection area and walkways between this building and the parkade ramp.

The easternmost building along the rear lane provides a balance of activating this lane while requiring minimized overlook towards the single houses across the lane. This is implemented by placing the rooftop amenities to face the internal courtyard and includes an additional three (3) metre stepbacks for portions of the building above 6.7 m in height. Vehicular parking is provided for each unit including those fronting west, which are all accessed through the abutting rear lane to help alleviate the concerns of parking congestion on the adjacent roads.

The facades for buildings facing west have also been considered in relation to its context particularly when facing the existing apartment housing located across 107 Street. This application provides a similar streetwall front interface with the apartment housing building in terms of front setbacks and height. The proposed DC2 provides a four (4) metre setback along 107 Street that closely aligns with the apartment's zoning requirements for a 4.5 metre front setback, while the DC2's proposed height up to 10.5 metres tall is approximately the same height as the three existing storey apartment to the west. The provided four metre front setback in combination with the 5.5 metre south setback with the enhanced landscaping on the southwest corner of the subject site further allows for good transition as one heads south towards the single detached lots on the same block.

Overall, the proposed lower density residential use and potential built form of implementing row housing are compatible with the surrounding apartments and smaller scale single detached houses. This application replaces the originally proposed RA8 zoning and further refines the redevelopment criteria through DC2 provisions that encourages an increase in dwelling types including those specifically designed for families.

Zoning Comparison Summary

	RF1 + MNO Current	RF5 + MNO Comparable	DC2 Proposed
Principal Building	Single Detached Housing Duplex Housing Semi-detached Housing	Multi-Unit Housing - Row Housing	Multi-Unit Housing - Row Housing
Maximum Height	8.9 m	10.0 m	10.5 m
North Setback (109 Ave)	1.2 m	3.0 m	2.5 m
West Setback (107 Street)	9.0 m - 12.0 m	9.0 m - 12.0 m	4.0 m
East Setback (rear lane)	18.3 m (40% of Site Depth)	18.3 m (40% of Site Depth)	2.0 m
South Setback	1.2 m	6.0 m	5.5 m
Maximum No Dwelling Units	Six (6) Principal Dwellings ¹ Six (6) Secondary Suites ² Six (6) Garden Suites ²	16 Principal Dwellings	13 Principal Dwellings

Edmonton Design Committee (EDC)

On February 1st, 2022, this application was presented to the Edmonton Design Committee (EDC) during an informal meeting to gather initial feedback on the project's vision. Comments provided by the EDC included topics related to the materiality, on site connectivity and amenity spaces, building setbacks to better align with surrounding properties, ramp design.

Refinements to the design were further displayed and incorporated those preliminary comments into the DC2 Provision including revised setbacks to better integrate contextually with surrounding properties. The

¹ Lot Subdivision would be required to accommodate two Single Detached principal structures/dwellings per lot under RF1. Semi-detached could be built without subdividing under RF1. Each principal dwelling could have a Secondary Suite and/or Garden Suite.

changes were presented to the EDC on April 19, 2022 during its formal presentation to which the EDC supported the application. The EDC provided their support in recognition towards the efforts made by the applicants to address comments raised by the Committee during the information presentation. As referenced in Appendix 2 - EDC Support Letter, the letter of support provides further recommendations to enhance the site with an entry feature next to the common pathway facing 109 Avenue and to provide design elements to highlight each unit entry facing the roads and courtyard. In response, the DC2 at its current form provides some certainty for the entry features through its proposed regulations and has been integrated into the project design found in its accompanying appendices.

Public Contributions

A required contribution for this proposal of \$86,289.00 is required to comply with City Policy C599 Community Amenity Contributions in Direct Control Provisions. This application exceeds policy requirements by providing the equivalent of \$245,000 in the form of requiring a minimum of seven (7) three bedroom dwellings designed suitable for families.

Technical Review

Transportation

With the redevelopment of the site, vehicular access shall only be granted from the rear alley, and the existing access along 109 Avenue NW will be removed. Some localized alley widening will be required by the owner along the east boundary of the site in order to accommodate access to on-site parking areas. A maximum of 13 vehicular parking spaces will be provided in attached garages and an underground parkade.

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 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.

To adhere with the requirements of City of Edmonton Design and Construction Standards Volume 4 (April 2021), construction of approximately 170m of new water main complete with one (1) new municipal hydrant along 107 Street is required. Edmonton Fire Rescue Services' (EFRS), Fire Protection Engineer may be able to perform an Infill Fire Protection Assessment (IFPA) to potentially alter or lessen on-street fire protection infrastructure upgrades assuming certain criteria are met. At the time this report was written, an IFPA has not yet been concluded.

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

Appendices

- 1 EDC Letter
- 2 Application Summary

EDC Letter of Support



EDMONTON ♦ DESIGN ♦ COMMITTEE

April 21, 2022

Kim Petrin, Branch Manager
Development Services, Urban Planning and Economy
3rd Floor, 10111 - 104 Avenue NW
Edmonton, AB T5J 0J4

Dear Ms. Petrin:

Re: **Central McDougall (RZ)**
Jared Candlish- Green Space Alliance

As determined by the Edmonton Design Committee at the meeting on April 19, I am pleased to pass on the Committee's recommendation of **Support** for the **Central McDougall** project, located at 10839- 107 Street NW, submitted by Green Space Alliance.

The Committee appreciates the effort made by the Applicant to address comments raised by the Committee during the informal presentation.

The Committee recommends the Applicant revisit the Direct Control provision prior to the final submission regarding the Development Regulations for Landscaping, Lighting and Amenity Areas. Item 1f) Entry Feature from 109 Avenue (primary) should be clearly identified in the Appendices. It is also recommended that Primary (109 Avenue) and Secondary (107 Street and SE Alley) Entries into the courtyard space be considered in this section and defined in the Appendices.

You will notice that a copy of this letter is also being sent to the applicant. I hope this will inform your future discussions with the applicant as this project proceeds.

Yours truly,

Janice Mills,
EDC Chair

Edmonton Design Committee

JM/ps

- c. Jared Candlish - Green Space Alliance
Marty Vasquez- City of Edmonton
Claire St Aubin - City of Edmonton
Edmonton Design Committee

Application Summary

Information

Application Type:	Plan Amendment and Rezoning
Bylaw and Charter Bylaw:	20174 and 20175
Location:	South of 109 Avenue NW and east of 107 Street NW
Addresses:	10831, 10839, 10837, and 10835 - 107 Street NW
Legal Descriptions:	Lots 266 and 268, Block 6, Plan 7440AH; and Lots 267A and 267B, Block 6, Plan 1720953
Site Area:	2,091.1 m ²
Neighbourhood:	Central McDougall
Ward:	O-day'min
Notified Community Organization:	Central McDougall Community League
Applicant:	Green Space Alliance

Planning Framework

Current Zone and Overlay:	(RF1) Single Detached Residential Zone (MNO) Mature Neighbourhood Overlay
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plan in Effect:	Central McDougall/Queen Mary Park Area Redevelopment Plan
Historic Status:	None

Written By:

Approved By:

Branch:

Section:

Marty Vasquez

Tim Ford

Development Services

Planning Coordination