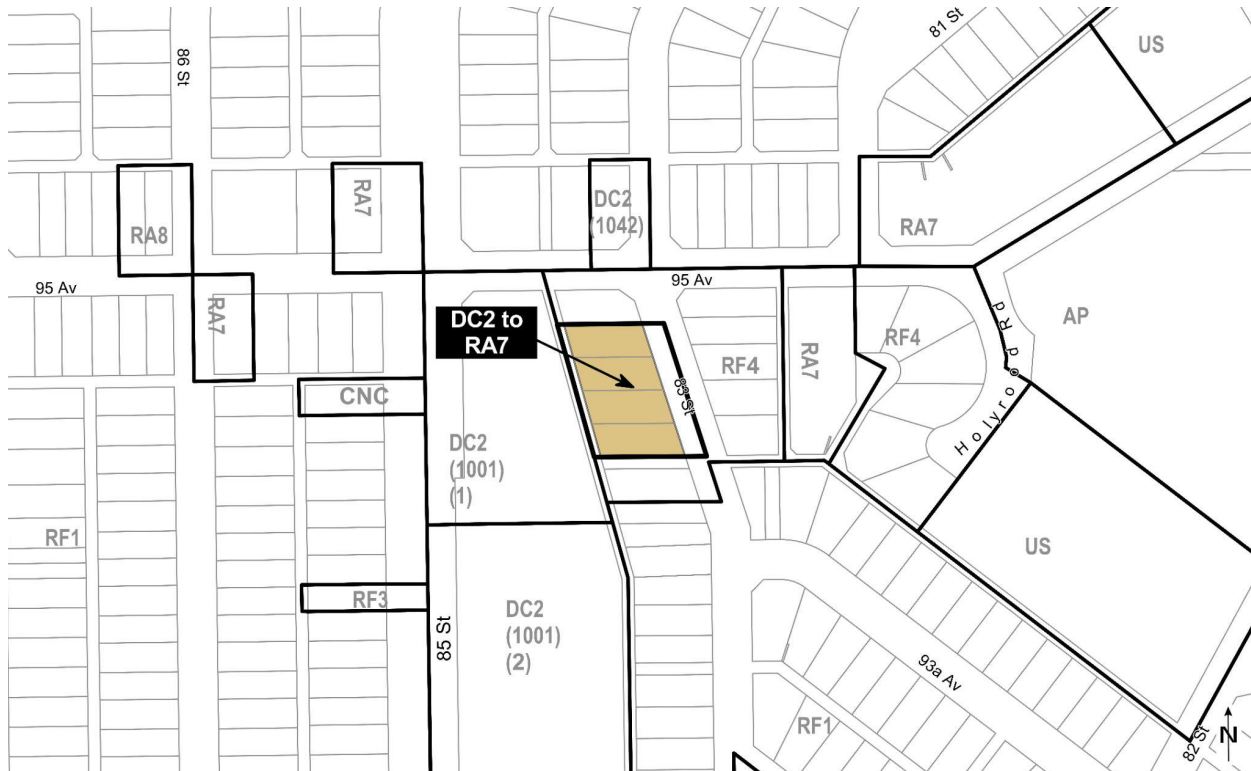


9412, 9418, 9424 & 9430 - 83 Street NW

To allow for low rise Multi-unit Housing, Holyrood.



Recommendation: That Charter Bylaw 20256 to amend the Zoning Bylaw from (DC2) Site Specific Development Control Provision to (RA7) Low Rise Apartment Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Increases housing density in close proximity to both the Strathearn and Holyrood LRT Stops.
- Proposes a standard zone with comparable building mass to the existing Site Specific Development Control Provision, allowing for a building that will appropriately transition into the community.
- Is compatible with the direction for future development adjacent to the Bonnie Doon District Node and 95 Avenue Secondary Corridor.

Application Summary

CHARTER BYLAW 20256 will amend the Zoning Bylaw, as it applies to the subject site, from (DC2) Site Specific Development Control Provision 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.

This application was submitted by the City of Edmonton's Real Estate & Housing Section on May 17, 2022. If the rezoning is approved, a partnership to create affordable or supportive housing will be pursued.

This proposal aligns 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 while enabling more income-diverse neighborhoods with accessible mass transit.

Community Insights

Based on the characteristics of this application, the file was brought forward to the public using the Basic Approach. This approach was selected as the application proposed rezoning to a standard zone and only one response was received when advance notice was sent out.

The Basic Approach included the following techniques:

Advance Notice, June 15, 2022

- Number of recipients: 27
- Number of responses: 2

Webpage

- edmonton.ca/holyroodplanningapplications

Common comments heard throughout the various methods include:

- Happy to see redevelopment of the site, but there are concerns that ground floor commercial units could result in increased competition for on-street parking.
- Would like to know more about the difference between the existing and proposed zone in addition to the long term development plan for the property.

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

Site and Surrounding Area

The subject site is an approximately 2,700 square metre interior lot located half a block from the western edge of the Holyrood neighbourhood. Permits were recently issued for the demolition of the four

semi-detached houses that occupy the land. Transit is available along 95 Avenue and the property is within walking distance of both the Strathearn and Holyrood LRT Stops. The site also enjoys close proximity to two schools and a pocket park, with additional recreational, institutional and commercial opportunities located roughly a kilometre south.

The surrounding area is developed as a mix of small scale housing interspersed with low rise apartments. While the immediate area has a variety of building types, the wider community has a high rate of single detached housing at 65 per cent of the available stock (2016 Federal Census). This has resulted in the community having a population density of 43 people per net residential hectare, slightly lower than the city average of 46 (2019 Municipal Census).



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC2) Site Specific Development Control Provision	Semi-detached Housing
CONTEXT		
North	(RF4) Semi-Detached Residential Zone	Semi-detached Housing
East	(RF4) Semi-Detached Residential Zone	Single Detached and Semi-detached Housing
South	(RF4) Semi-Detached Residential Zone	Utility Lot (Overhead power lines)

West	(DC2) Site Specific Development Control	Five storey apartment buildings
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View of the site looking southwest from 83 Street NW (Google Street View April 2021)



View of the site looking northwest from 83 Street NW (Google Street View April 2021)

Planning Analysis

Land Use Compatibility

In general, the edge of a neighbourhood adjacent to an arterial roadway is considered an appropriate location for greater development intensity. This is even more applicable when the edge of the neighbourhood is bordered by the future Valley Line LRT route. While the subject site is not directly on the edge of the neighbourhood, as marked by 85 Street NW, it is separated by a lane and one medium density residential property.

The scale of the proposed RA7 Zone is comparable to that of the existing zone. While the Direct Control Provision requires larger side setbacks, and includes stepbacks, the lower height of the RA7 Zone will result in a similar building mass. This reduction in building height allows for a transition from the five storey apartment buildings to the west and the one to three storey buildings found in the neighbourhood interior.

The utility lot located south of the site results in the property having similar characteristics to a corner lot. This parcel, along with the roadways bordering the site on the east and west, function as buffers that help to reduce the impact from redevelopment of the property. As such, the primary focus is along the site's northern boundary, where it shares a property line with a one storey semi-detached house. The regulations of the RA7 Zone, when compared with the existing development rights of the property, will result in similar shadowing impacts while also minimizing overlook into the adjacent property.

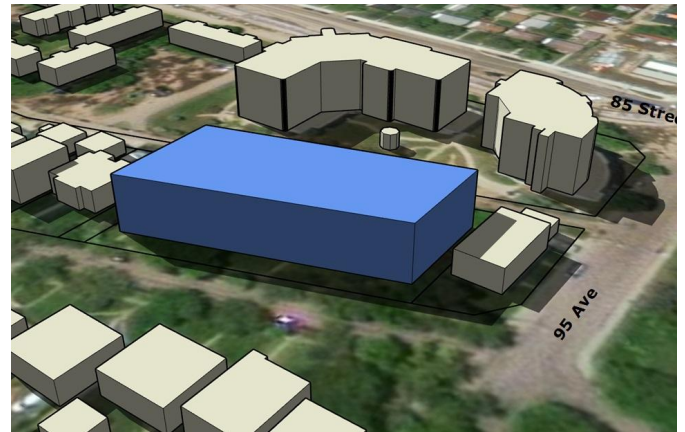
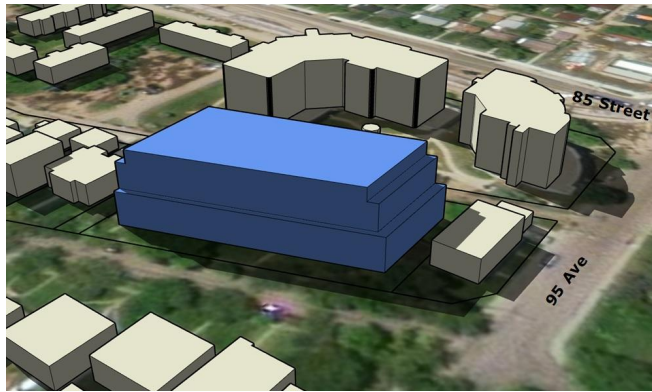
DC2 & RA7 Comparison Summary

	DC2 Current	RA7 Proposed
Principal Building	Multi-Unit Housing	Multi-Unit Housing
Maximum Height	18.5 m	14.5 - 16.0 m
Front Setback Range (83 Street)	6.0 m - 9.0 m	6.0 m
Minimum Interior Side Setback	4.5 m plus 2.5 m stepback at 8.6 m in height plus a 2.5 m stepback at the top storey	1.5 - 3.0 m
Minimum Rear Setback (Lane)	7.5 m	7.5 m
Floor Area Ratio	2.0	2.3 - 2.5
Maximum No Dwelling Units	50 Dwellings	No maximum (12 minimum)

POTENTIAL DC2 BUILT FORM

POTENTIAL RA7 BUILT FORM

3D view



Plans in Effect

Transit Oriented Guidelines

This site is located within 400 metres of the Valley Line Holyrood LRT Stop, which is located at the intersection of 85 Street and 93 Avenue NW. It is also within walking distance to the Strathearn Stop located on 95 Avenue between 89th Street and 87 Street NW. These stops, as identified by the TOD Guidelines, are Neighbourhood Stations which seek to ensure proposed developments within 400 metres are of appropriate scale and fit with surrounding built forms. For the subject site, the guidelines indicate a maximum density of 42 dwelling units per hectare, which is represented as row housing.

The City Plan

The City Plan provides high level policy for Edmonton's long term growth. A key objective of the plan is to have 50% of all new residential units be created at infill locations, focusing on key nodes and corridors. Within The City Plan, Boonie Doon is identified as a District Node with 95 Avenue NW being a Secondary Corridor. While there are no specific boundaries for this node or corridor, District Nodes are considered to be up to 1km across, with a Secondary Corridor being one to three blocks wide.

District Nodes are seen to accommodate mostly mid-rise buildings with some high rises, while Secondary Corridors are seen to accommodate low and mid-rise buildings. This site is about 1 kilometre from what might be considered the centre of the District Node, being the Boonie Doon mall and LRT stop, and half a block from 85 Street NW, where the 95 Avenue Secondary Corridor may terminate.

With the site's location along the edge of a District Node and within the area of influence of a Secondary Corridor, it is reasonable to support the low-rise building form of the RA7 Zone.

Public Contributions

Administration recognizes that rezoning from a Direct Control Provision to a standard zone involves the loss of community contributions. The existing zoning required that the owner of the site enter into an agreement with the City to construct a mid-block pedestrian connection on the abutting utility lot and be responsible for ongoing maintenance and operations. This pathway would improve connectivity through the future redevelopment of the Holyrood Gardens site, which includes publicly accessible walkways, and the Holyrood LRT Stop. The applicant has expressed a willingness to explore this or alternative options to improve pedestrian connectivity at the sales agreement and development permit stages.

Technical Review

Transportation

With redevelopment of the site, direct vehicular access shall only be granted from the rear alley.

Drainage

The applicant's submitted Drainage Servicing Report has been reviewed and accepted by Development Services. Development allowed under the proposed zone would be required to include on-site stormwater management to mitigate impact on the existing drainage infrastructure. Details of the required on-site stormwater and wastewater 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 identified by EPCOR Water. An Infill Fire Protection Assessment (IFPA) determined that if certain criteria is met, that on-street fire protection infrastructure upgrades are not required.

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

Appendices

- 1 Application Summary

Application Summary

Information

Application Type:	Rezoning
Charter Bylaw:	20256
Location:	South of 95 Avenue NW and west of 83 Street NW
Address(es):	9412, 9418, 9424, 9430 - 83 Street NW
Legal Description(s):	Lots 2-5, Block 15, Plan 5112HW
Site Area:	2,754 square metres
Neighbourhood:	Holyrood
Ward:	Métis
Notified Community Organization(s):	Holyrood Community League
Applicant:	City of Edmonton

Planning Framework

Current Zone(s) and Overlay(s):	(DC2) Site Specific Development Control Provision
Proposed Zone(s) and Overlay(s):	(RA7) Low Rise Apartment Zone
Plan(s) in Effect:	None
Historic Status:	None

Written By:	Jordan McArthur
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination