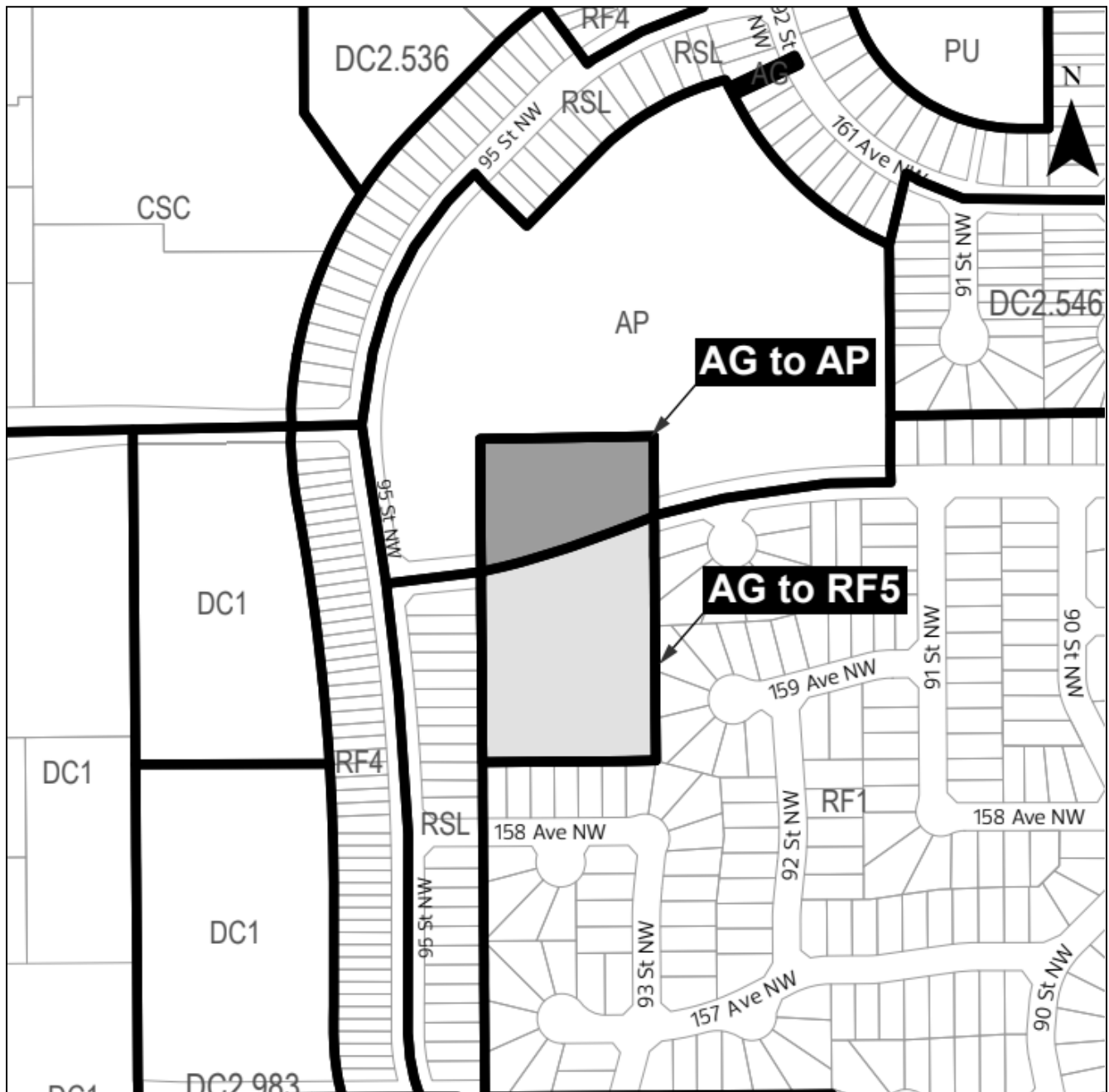


## 9305 - 160 AVENUE NW

To amend the Eaux Claires Neighbourhood Structure Plan and rezone land to allow for row housing and school/park uses.



**Recommendation:** That Bylaw 20349 and Charter Bylaw 20350 to amend the Eaux Claires Neighbourhood Structure Plan and amend the Zoning Bylaw from (AG) Agricultural Zone to (AP) Public Parks Zone and (RF5) Row Housing Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Diversifies housing choices in the area.
- Increases housing density near a transit centre and commercial development.
- Will provide for school and park uses.
- Is compatible with the existing and planned land uses.

## Application Summary

**BYLAW 20349** proposes to amend a portion of the Eaux Claires Neighbourhood Structure Plan (NSP) by redesignating an area from Single Detached Residential to Medium Density / Multiple-Family land use to allow for Multi-unit housing in the form of row housing. The NSP's maps, figures and land use and population statistics will be revised to align with the proposed changes.

**CHARTER BYLAW 20350** will amend the Zoning Bylaw, as it applies to the subject site, from (AG) Agricultural Zone to (AP) Public Parks and (RF5) Row Housing Zone. The proposed AP Zone will allow for the development of school and park uses, while the proposed RF5 will allow for Multi-unit development in the form of row housing.

This application was submitted on June 20, 2022, from Andrew Olsen from Eins Consulting on behalf of The Western Canadian District of the Christian and Missionary Alliance.

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.

## 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 because it is considered a simple application as it utilizes a standard zone, and supports The City Plan.

The Basic Approach included the following techniques:

- Information on the application was added to the City of Edmonton's website; and
- An Advance Notice postcard was sent to the affected Community Leagues and surrounding property owners within a 60 meter radius. Further details of the Advance Notice and website are below.

**Advance Notice**, July 14, 2022

- Number of recipients: 1457
- Number of responses with concerns: 5

## Webpage

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

## Common comments heard throughout the various methods include:

- Increased units will contribute to vehicular congestion with potential parking impacts to the neighbourhood.
- Intended row housing is not in keeping with the single detached residential nature of the neighbourhood.
- A request to build a library within the school site instead of a school.
- Concerns that 160 Avenue will not be fully developed.
- Concerns that the open space is not being maintained, gathering water and a perfect environment for mosquitoes to thrive.

No formal feedback or position was received from the Evansdale Community League and the Area Council No. 17 Area Council at the time this report was written.

## Site and Surrounding Area

The subject site is undeveloped, approximately 2.06 ha in size, and is located in the Eaux Claires neighbourhood. The neighbourhood is primarily a residential neighbourhood and home to the Eaux Claires Transit Center with various commercial uses along 97 Street contributing to a complete neighbourhood.



*Aerial view of application area*

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(AG) Agricultural Zone	Undeveloped
<b>CONTEXT</b>		
North	(AP) Public Parks Zone	Playground/Open Space
East	(RF1) Single Detached Residential Zone	Single Detached House
South	(RF1) Single Detached Residential Zone	Single Detached House
West	(AP) Public Parks Zone (RSL)	Open Space Single Detached House

## Planning Analysis

The application will redesignate a portion of the Plan from Single Detached Residential to Medium Density / Multiple-Family land use designation to allow for Multi-unit housing in the form of row housing and will contribute to housing diversity and will continue to meet the intent of the Eaux Claires NSP. The subject site is within 200 m of the Eaux Claires Transit Center and provides an alternative mode of transportation for the residents. The amendments will facilitate the diversification of residential land uses and create a more compact, walkable, and livable neighbourhood.

Overall, the amendment will increase the number of Medium Density units from 701 to 906 and increase the overall density of the Plan from 51.45 to 53 units per net residential hectare. The NSP's Bylaw map, figures and the Land Use and Population statistics will be updated to reflect the proposed amendment.

## Land Use Compatibility

The future development of a school/park is accommodated through the proposed (AP) Public Parks Zone and will complete the zoning of the entire site. The RF5 Zone will allow for the development of Multi-unit housing in the form of row housing. The proposed Zones are compatible with each other and the existing and planned surrounding area regarding development regulations and uses. The RF5 Zone is the City's standard row housing zone used in new and developing neighbourhoods and allows for ground oriented Multi-unit housing in the form of row housing with a maximum height of 10 metres in height.

## RF5 Zoning Summary:

	<b>RF5</b> Proposed
<b>Principal Building</b>	Multi-unit Housing Single Detached Semi-detached
<b>Maximum Height</b>	10.0 m
<b>Front Setback Range</b>	3.0 m - 4.5 m
<b>Minimum Interior Side Setback</b>	min 1.2 m
<b>Minimum Flanking Side Setback</b>	min 3.0 m
<b>Minimum Rear Setback</b>	1.2m - 7.5 m
<b>Maximum Site Coverage</b>	50% - 52%

### Plans in Effect

The proposed plan amendment and rezoning conform to the *Edmonton North Area Structure Plan*, which designates the subject site for residential uses.

The *Eaux Claires Neighbourhood Structure Plan* was adopted on December 1983 and guides the development within the neighbourhood; the NSP designates the site as Single Detached Residential. The proposed redesignation of the land use in the NSP will maintain the intent of the plan's objectives and policies by:

- providing a wide range of residential land uses catering to a broad socioeconomic cross-section of people; and
- retaining a degree of flexibility to accommodate the demands of the housing market and to encourage innovative and cost effective housing.

### The City Plan

The proposed Bylaw and Charter Bylaw align with The City Plan's Growth Strategies by:

- accommodating new housing development within the city's developing areas to reach the milestone population of 1.25 million people;
- providing increased density and variety of housing in which Edmontonians can live locally, with access to diverse and affordable housing options in communities that support their daily needs; and

- protecting, expanding and improving access to its natural systems and open spaces in support of biodiversity and the health and enjoyment of all Edmontonians.

The proposed rezoning aligns with The City Plan by accommodating future growth toward a population threshold of 1.25 million within Edmonton's existing boundaries and encouraging commercial development to meet the community's needs.

## **Technical Review**

### **Transportation**

Roadway dedication and construction for the 160 Avenue NW collector connection, including potential enhanced pedestrian crossings to the park site, will be required as development at this site progresses.

### **Drainage**

The proposed development can be accommodated by the existing drainage systems in the area. Existing sanitary and stormwater services are available for connection, located within 160 Avenue, west of the subject area. At the time of future subdivision, the owner will be responsible for the costs associated with any infrastructure improvements or extensions required as part of the development.

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

## **Appendices**

- 1 Approved NSP Land Use and Population Statistics – Bylaw # 20233
- 2 Proposed NSP Land Use and Population Statistics – Bylaw # 20349
- 3 Approved NSP – Bylaw # 20233
- 4 Proposed NSP – Bylaw # 20349
- 5 Application Summary

**Eaux Claires Neighbourhood Structure Plan**



**Land Use & Population Statistics Bylaw 20233**

	AREA (ha)	% of GDA
<b>GROSS AREA</b>	119.50	
Power Substation & Utility Corridor	4.33	
Landscaped Buffer	1.61	
Arterial Roads	6.49	
<b>GROSS DEVELOPABLE AREA (GDA)</b>	<b>107.07</b>	<b>100%</b>
Viewpoint Park (South Lake)	0.25	0.2%
Park and School Sites	6.13	5.7%
Institutional (DC2)	1.38	1.3%
Highway Commercial	1.28	1.2%
Community Commercial	23.98	22.4%
Community Commercial (DC2)	0.45	0.4%
Institutional/Religious	2.93	2.7%
Stormwater Management Facilities	6.15	5.7%
Circulation	7.26	6.8%
Transit Centre and Park & Ride Facility	3.48	3.3%
<b>Total Non Residential Area</b>	<b>53.29</b>	<b>49.8%</b>

**Residential Land Use, Dwelling Unit Count and Population**

<b>Land Use</b>	<b>Area (ha)</b>	<b>Units/ha</b>	<b>Units</b>	<b>% of Units</b>	<b>Pop/Units</b>	<b>Population</b>
Single/Semi-Detached	42.15	25	1053.75	40%	2.8	2,951
Low-rise/Medium Density Housing	7.79	90	701.1	27%	1.8	1,262
High-Rise Housing	3.84	225	864	33%	1.5	1,296
<b>Total</b>	<b>53.78</b>		<b>2,619</b>	<b>100%</b>		<b>5,508</b>

**SUSTAINABILITY MEASURES**

Gross Population Density (persons per gross developable hectare)	51.45
Net Population Density (persons per net residential hectare)	102.43
Units Density (units per net residential hectare)	48.70
[Single/Semi-Detached]/[Low-Rise/Medium Density Housing; High-rise] Unit Ratio	36% / 64%



## Eaux Claires Neighbourhood Structure Plan

## Land Use and Population Statistics - Bylaw 20349

	Area (ha)	% of GDA
<b>Gross Area</b>	119.50	
Power Substation	4.33	
Landscaped Buffer	1.61	
Arterial Roads	6.49	
<b>Gross Developable Area</b>	<b>107.06</b>	<b>100%</b>
Viewpoint Park (South Lake)	0.25	0.2
Park and School Sites	6.13	5.7
Institutional (DC2)	1.38	1.3
Highway Commercial	1.28	1.2
Community Commercial	23.98	22.4
Community Commercial (DC2)	0.45	0.4
Institutional/Religious	2.93	2.7
Stormwater Management Facilities	6.15	5.7
Circulation	7.26	6.8
Transit Centre and Park & Ride Facility	3.48	3.3
<b>Total Non-Residential</b>	<b>53.29</b>	<b>49.8</b>

**Residential Land Use, Dwelling Unit Count and Population**

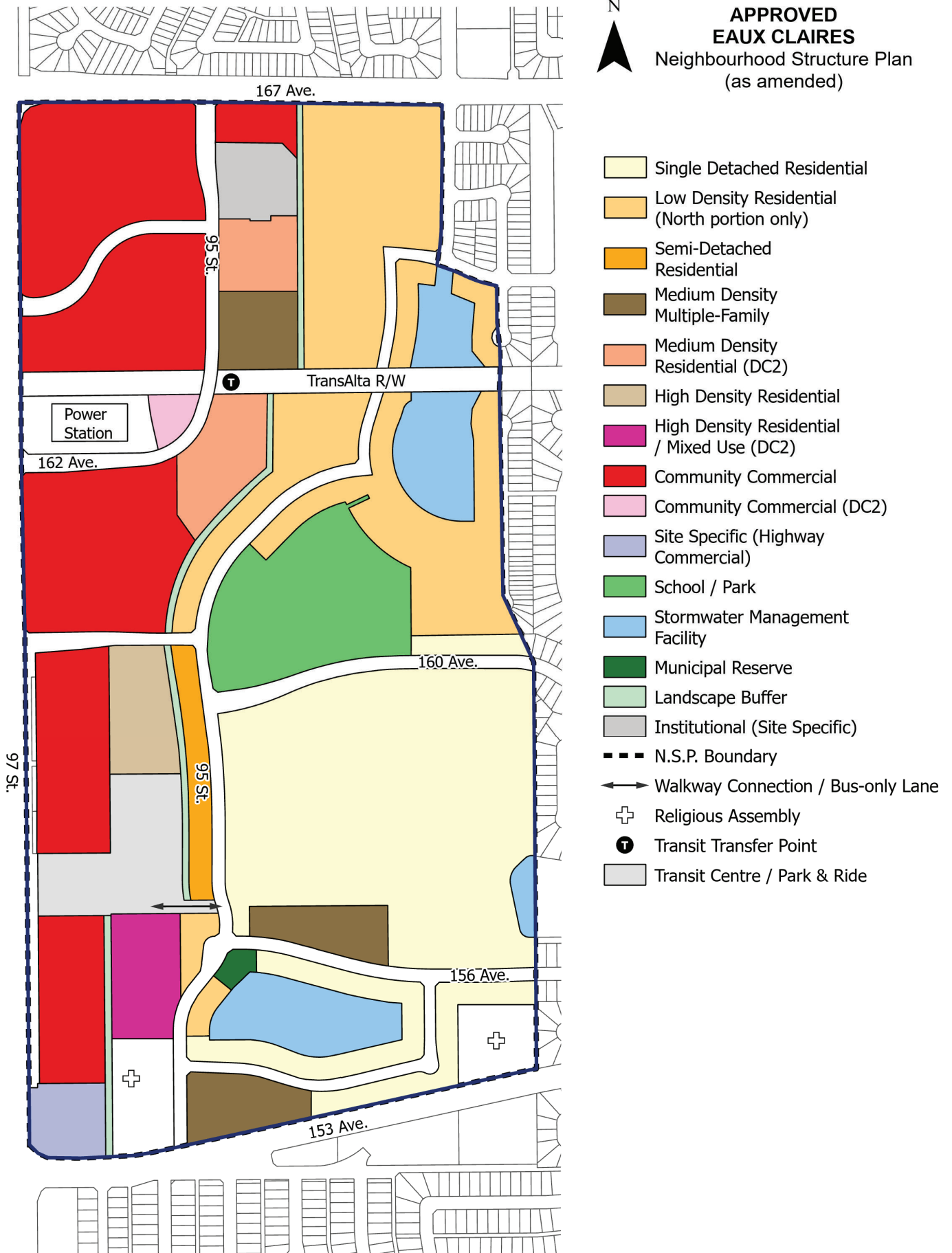
Land Use	Area (ha)	U/ha	Units	% of Units	P/U	Population
<b>Single / Semi-detached</b>	39.87	25	997	36%	2.8	2,791
<b>Low-rise / Medium Density Housing</b>	10.07	90	906	33%	1.8	1,631
<b>High-Rise Housing</b>	3.84	225	864	31%	1.5	1,296
<b>Total</b>	<b>53.77</b>		<b>2,767</b>	100%		<b>5,718</b>

**Sustainability Measures**

Gross Population Density (persons per gross developable hectare)	53
Net Population Density (persons per net residential hectare)	106.34
Unit Density (units per net residential hectare)	51.45
[Single/Semi-Detached] / [Low-rise/Medium Density Housing; High-rise] Unit Ratio	36% / 64%

\*Includes land potentially releasable from the R.D.A

**BYLAW 20233  
APPROVED  
EAUX CLAIRES**  
Neighbourhood Structure Plan  
(as amended)

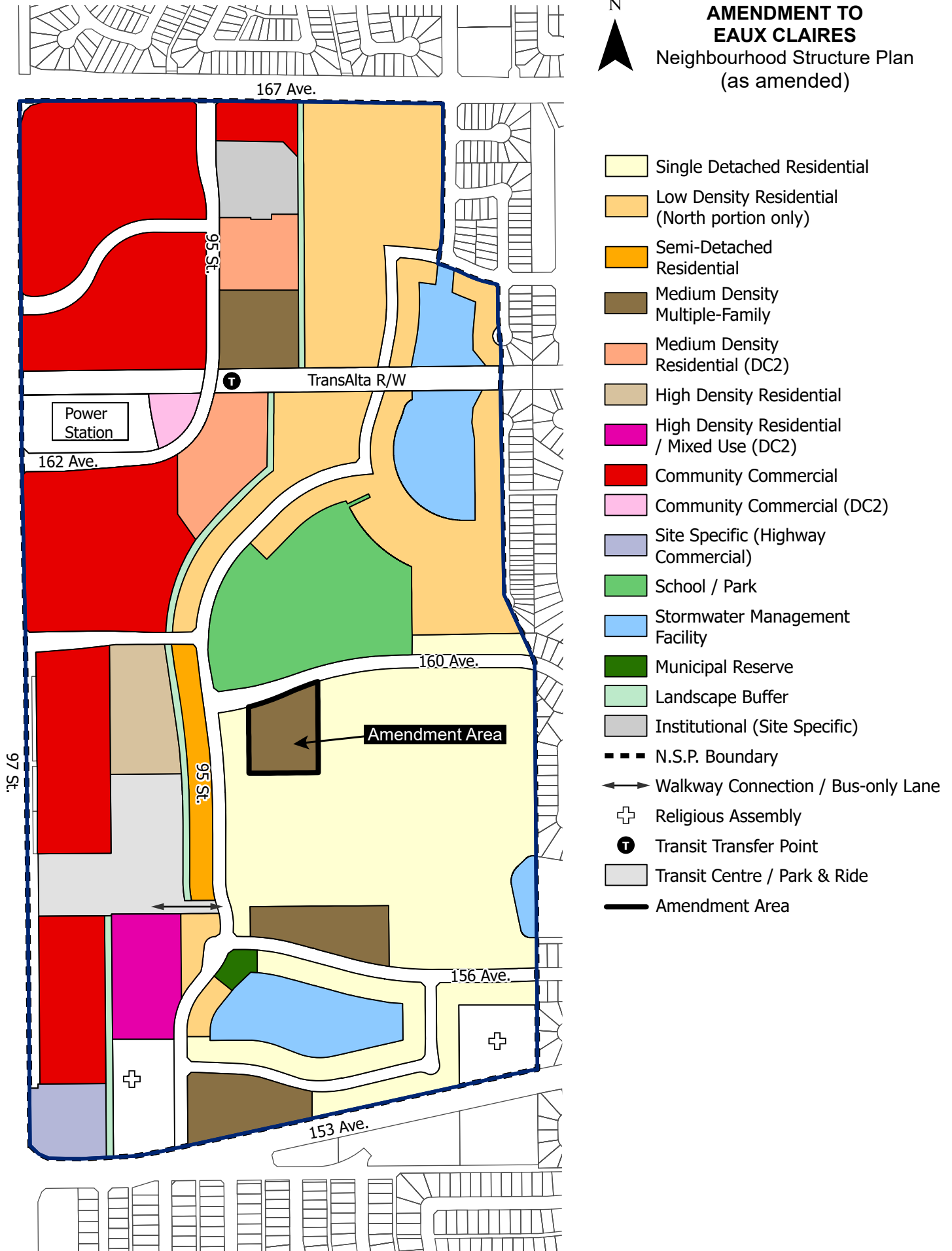


- Single Detached Residential
- Low Density Residential (North portion only)
- Semi-Detached Residential
- Medium Density Multiple-Family
- Medium Density Residential (DC2)
- High Density Residential
- High Density Residential / Mixed Use (DC2)
- Community Commercial
- Community Commercial (DC2)
- Site Specific (Highway Commercial)
- School / Park
- Stormwater Management Facility
- Municipal Reserve
- Landscape Buffer
- Institutional (Site Specific)
- N.S.P. Boundary
- Walkway Connection / Bus-only Lane
- + Religious Assembly
- T Transit Transfer Point
- Transit Centre / Park & Ride

**Note:** Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

**BYLAW 20349  
AMENDMENT TO  
EAUX CLAIRES**

Neighbourhood Structure Plan  
(as amended)



- Single Detached Residential
- Low Density Residential (North portion only)
- Semi-Detached Residential
- Medium Density Multiple-Family
- Medium Density Residential (DC2)
- High Density Residential
- High Density Residential / Mixed Use (DC2)
- Community Commercial
- Community Commercial (DC2)
- Site Specific (Highway Commercial)
- School / Park
- Stormwater Management Facility
- Municipal Reserve
- Landscape Buffer
- Institutional (Site Specific)
- N.S.P. Boundary
- Walkway Connection / Bus-only Lane
- + Religious Assembly
- T Transit Transfer Point
- Transit Centre / Park & Ride
- Amendment Area

**Note:** Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

## Application Summary

### Information

<b>Application Type:</b>	Plan Amendment, Rezoning
<b>Bylaw/Charter Bylaw:</b>	20349 and 20350
<b>Location:</b>	East of 95 Street and north of 156 Avenue NW
<b>Address:</b>	9305 - 160 Aveune NW
<b>Legal Description:</b>	Lot 6, Block 2, Plan 6215V
<b>Site Area:</b>	2.06 ha
<b>Neighbourhood:</b>	Eaux Claires
<b>Ward:</b>	tastawiyiniwak Ward
<b>Notified Community Organizations:</b>	Evansdale Communtiy League President, Area Council No. 17 Area Council
<b>Applicant:</b>	Andrew Olsen, Eins Consulting

### Planning Framework

<b>Current Zones:</b>	(AG) Agricultural Zone
<b>Proposed Zones:</b>	(AP) Public Parks Zone (RF5) Row Housing Zone
<b>Plans in Effect:</b>	Eaux Claires
<b>Historic Status:</b>	None

Written By:	Vivian Gamache
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination