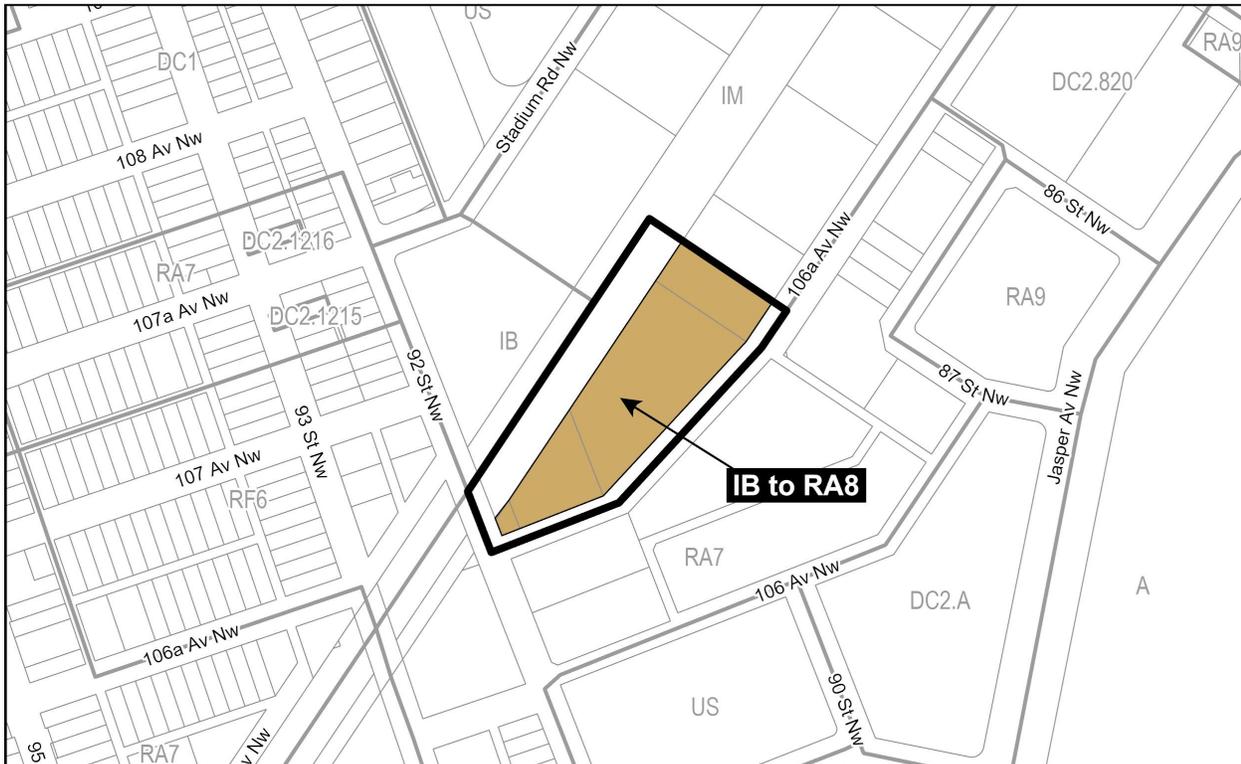


8720 & 8810 106a Avenue NW and 10631 92 Street NW

To allow for medium rise multi-unit housing.



Recommendation: That Charter Bylaw 20360 to amend the Zoning Bylaw from (IB) Industrial Business Zone to (RA8) Medium Rise Apartment Zone be **APPROVED**.

Administration **SUPPORTS** this application because:

- The location of the site provides additional residential density with good connectivity to mass transit.
- It aligns with redevelopment policies and enables future development as outlined in the Stadium Station Area Redevelopment Plan.
- The proposed zone supports the desired intensity of development within a District Node, as directed by The City Plan.

Application Summary

CHARTER BYLAW 20360 will amend the Zoning Bylaw, as it applies to the subject site, from (IB) Business Industrial Zone to (RA8) Medium Rise Apartment Zone. The proposed RA8 Zone would allow for a 23 metre high building (approximately 6 storeys) intended for residential uses such as multi-unit housing, lodging houses and supportive housing as well as limited commercial opportunities at ground level.

This application was accepted on June 14, 2022 from Select Engineering (Blaydon Dibben) on behalf of York Realty Inc.

This proposal aligns with the goals and policies of the City Plan (MDP) to accommodate all future growth for an additional one million population within Edmonton's existing boundaries. To do this, 50% of new residential units are intended to be created at infill locations. This application is also subject to the planning framework under the Stadium Station Area Redevelopment Plan which conforms to the plan by enabling the redevelopment of existing industrial properties with direct access to mass transit and provides for increased housing choices to accommodate a variety of demographic groups.

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 the application conforms with the policies under the Stadium Station Area Redevelopment Plan for increased residential density which in turn provide a greater number of potential transit riders.

The Basic Approach included the following techniques (outline which techniques were used in your file):

Advance Notice, June 21, 2022

- Number of recipients: 205
- Number of responses with concerns: 0

Webpage

- edmonton.ca/boylestreetplanningapplications

No formal feedback or position was received from the Boyle Street or McCauley Community Leagues at the time this report was written.

Site and Surrounding Area

The 1.1 hectare site is generally bounded by 106a Avenue NW to the south, 92 Street NW to the west, and the Capital Line LRT Right-of-Way to the north and northwest. The site is located approximately 615 metres southwest of the Stadium LRT Station. The properties across 106a Avenue NW are 3 to 4 storey apartment housing buildings zoned RA7. To the north across the LRT Right of way are a mix of industrial and commercial uses zoned (IM) Medium Industrial Zone and (IB)Business Industrial Zone. Industrial uses are also located northeast of the site along the same side of 106a Avenue NW.

The area is well connected by active travel infrastructure including shared use paths along the LRT right-of-way connecting the site towards Downtown to the south west and the Stadium Station to the northeast. Additional bicycle routes are provided along 92 Street NW. The area is well served by a number of recreational and open spaces including the Commonwealth Stadium and Recreation centre along Stadium Road to the north and is within walking distance to the North Saskatchewan River Valley to the east and south.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(IB) Business Industrial Zone	General industrial uses
CONTEXT		
Northwest	(IM) Medium Industrial Zone (IB) Business Industrial Zone	General industrial uses LRT ROW
Northeast	(IM) Medium Industrial Zone	General industrial uses
South and East	(RA7) Low Rise Apartment Zone	Apartment housing
West	(RA7) Low Rise Apartment Zone	Apartment housing LRT ROW



View of the site looking west from 106a Avenue NW



View of the site looking northeast from 106a Avenue NW and 92 Street NW



View of the site looking east the LRT Right-of-way and 92 Street NW

Planning Analysis

Land Use Compatibility

The proposed RA8 Zoning includes regulations that ensure an appropriate integration is achieved with surrounding properties and allows alignment with future potential redevelopment patterns for mid-rise buildings along this LRT corridor between 92 Street NW and 85 Street NW to the northeast.

IB and RA8 Comparison Summary

	IB Current	RA8 Proposed
Principal Building	General Industrial Uses	Multi-Unit Housing
Maximum Height	14.0 m	23.0 m
Maximum Floor Area Ratio	1.2	3.3
Front Setback (106a Avenue)	6.0 m	4.5 m
Minimum Interior Side Setback	0.0 m	1.5 - 3.0 m
Minimum Flanking Side Setback (92 Street)	6.0 m	3.0 m
Minimum Rear Setback (LRT ROW)	0.00	7.5 m
Minimum No Dwelling Units	N/A	75 Dwelling Units/ha

Plans in Effect

The City Plan

The City Plan describes the strategic goals, values and intentions that direct how Edmonton will grow from 1 million to 2 million people over the next several decades. One key piece of this plan is to accommodate all of this future growth within Edmonton's existing boundaries. To do this, development is directed to key

areas such as the Commonwealth Stadium area identified as a District Node intended to enhance the Central District and nearby 118 Avenue District.

District Nodes are planned to support a variety of businesses and community amenities serving multiple neighbourhoods and provide for a diversity of housing, employment options, amenities. The proposed application does this by adding residential density with opportunities for commercial uses and a built form that aligns with policies under The City Plan.

Stadium Station Area Redevelopment Plan

The subject site is located in the 'Mid-Rise Residential' framework as referenced in the Stadium Station Area Redevelopment Plan (ARP) under Appendix 1 which seeks to redevelop existing industrial properties with residential uses to support higher density redevelopments in close proximity to mass transit. This application to change the current IB zoning for RA8 zoning conforms to this planning framework which will allow for the implementation of a mid-rise residential development in near mass transit. The policies under the ARP include Development Standards that promote positive interaction between the development site with abutting streets and public spaces. A development on this site under a mid-rise residential built form is expected to incorporate ground-floor active edges along the two abutting roadways and LRT shared use path with a minimum of 50 percent transparent glass with primary entrances towards the street. Details on these specific design details will be considered as part of the Development Permit process.

Further, the long and narrow shape of the site is expected to be broken up into smaller segments with 'Greenways' required within the private development site to provide for open space amenities, and provide public access to pedestrians and cyclists between 106a Avenue NW and the LRT corridor. As per the ARP, these greenways are expected to be a minimum of 9.0 metres in width from building-face to building-face and shall be designed to include landscaping, seating areas, pedestrian scaled lighting and enhanced paving.

Technical Review

Transportation

The owner has entered into an agreement with the City to provide two public access easements through the site via multiple greenway connections in general conformance with the Stadium Station Area Redevelopment Plan (ARP). These easements shall be registered on title subject to the approval of the proposed rezoning and will ensure that the ARP intent of place-making and robust public access to and from the shared pathway along the LRT corridor is met.

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 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.

A deficiency in on-street fire protection adjacent to the property was also identified by EPCOR Water. City of Edmonton fire protection standards require fire hydrant spacing of 90 metres for the proposed zoning. The owner/developer will be required to install one new hydrant along 106A Avenue NW.

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

Appendices

- 1 Context Plan Map
- 2 Application Summary

Context Map - Stadium Station ARP, Residential Planning Framework

Figure 57: Residential Framework
(Amended by Bylaw 18902, July 2019)



Rezoning Area

Application Summary

Information

Application Type:	Rezoning
Charter Bylaw:	20360
Location:	North of 106a Avenue NW and east of 92 Street NW
Addresses:	8720 & 8810 - 106a Avenue NW and 10631 - 92 Street NW
Legal Descriptions:	Lot 1, Block 8, Plan 708HW, and Lots 1 and 2, Block 16, Plan 708HW
Site Area:	1.12 ha
Neighbourhood:	Boyle Street
Ward:	O-day'min
Notified Community Organizations:	Boyle Street and McCauley Community Leagues
Applicant:	Select Engineering

Planning Framework

Current Zone:	(IB) Industrial Business Zone
Proposed Zone:	(RA8) Medium Rise Apartment Zone
Plan in Effect:	Stadium Station Area Redevelopment Plan
Historic Status:	None

Written By:	Marty Vasquez
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination