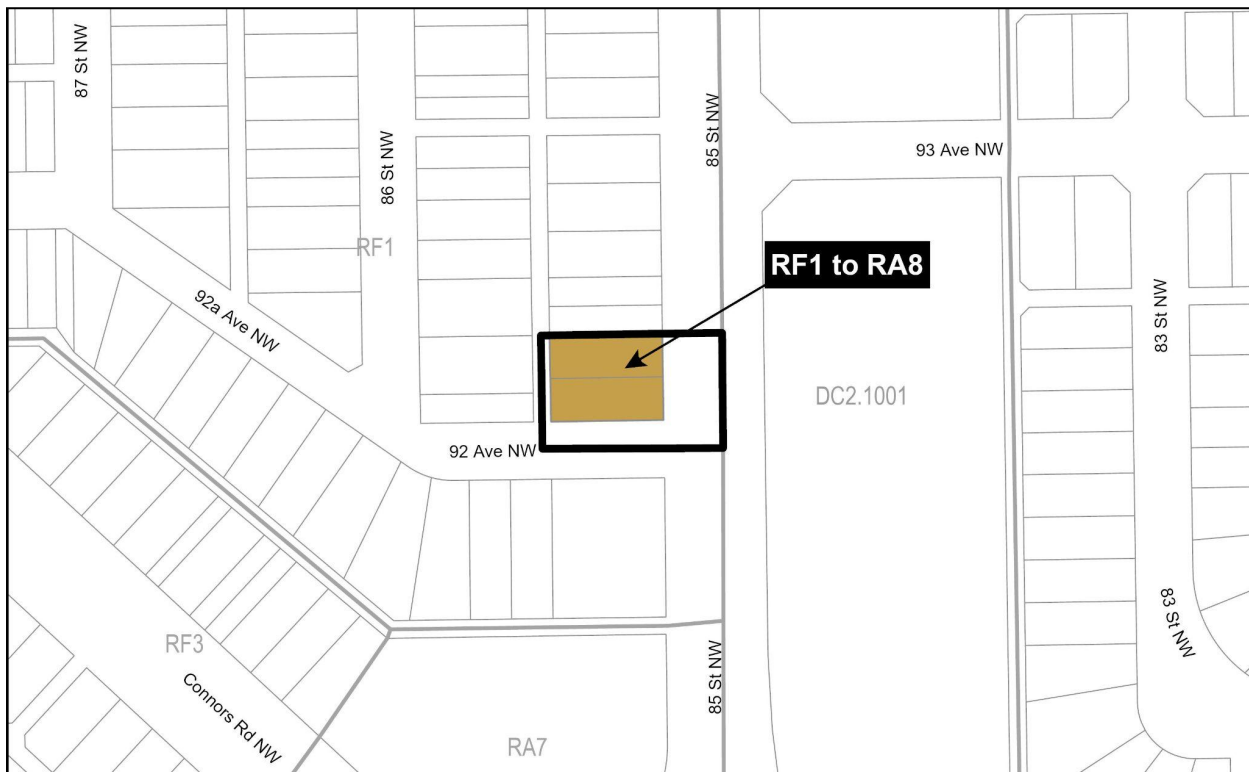


8502 - 92 Avenue and 9206 - 85 Street NW

To allow for medium rise multi-unit housing.



Recommendation: That Charter Bylaw 20456 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (RA8) Medium Rise Apartment Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Provides the opportunity for increased density and housing diversity in the Strathearn neighbourhood with direct access to the Holyrood LRT stop.
- Facilitates intensification of the 95 Avenue secondary corridor which will help provide Edmontonians access to diverse and affordable housing options.
- Aligns with the infill objectives of The City Plan to achieve 50 percent of new net units through infill development.

Application Summary

CHARTER BYLAW 20456 will amend the Zoning Bylaw, as it applies to the subject sites, from (RF1) Single Detached Residential Zone to (RA8) Medium Rise Apartment Zone to allow for a medium rise multi-unit housing.

This rezoning proposal was submitted by Situate on December 20, 2022.

Multi-unit housing, up to 23 metres (approximately 6 storeys), with limited commercial opportunities at ground level, is a permitted use in the RA8 Zone. The proposed RA8 Zone conforms to policy direction for increasing density at secondary corridors in The City Plan. The proposed rezoning also aligns with the infill objectives of The City Plan to achieve 50 percent of new net units through infill development.

Community Insights

Based on the characteristics of this application the file was brought forward to the public using a basic approach. This approach was selected because the advance notice of the proposed land use change garnered little response and the application aligns with the objectives of The City Plan.

The basic approach included the following techniques:

Mailed Notice, December 28, 2022

- Number of recipients: 25
- Number of responses: 4

Webpage

- edmonton.ca/strathearnplanningapplications

Common comments heard include:

- The proposed development will create parking and traffic congestion.
- Construction will increase noise levels in the neighbourhood.
- The proposed development will change the existing character of the neighbourhood.
- Existing high rise buildings in the neighbourhood are sufficient.
- The proposed development will facilitate high density in addition to existing excessive density in the neighbourhood.
- The proposed development is too high and will block the view and sunlight, and create shadow on the adjacent properties.
- Two to four storeys would be appropriate at the subject sites.

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

Site and Surrounding Area

The subject properties are approximately 1,192 m² in area and are located at the intersection of 92 Avenue and 85 Street on the edge of the Strathearn neighbourhood. The properties abuts 92 Avenue on the south, alley on the west and 85 Street on the east.

The subject properties are surrounded by single-detached housing on the north and west, parking lot on the south and Holyrood Gardens site on the east. The site is in proximity to amenities such as parks and schools. The site is within 3 minutes of walking distance from alternative modes of transportation, such as bus service along 93 Avenue and 85 Street, and LRT stop on Valley Line SE. A bike lane along 79 Street is within 8 minutes of walking distance.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITES	(RF1) Single Detached Residential Zone	Single Detached Houses
CONTEXT		
North	(RF1) Single Detached Residential Zone	Single Detached House
East	(DC2.1001) Site Specific Development Control Provision	Apartment Housing
South	(RF1) Single Detached Residential Zone	Parking Lot
West	(RF1) Single Detached Residential Zone	Single Detached House



View of the site looking northwest from 92 Avenue NW and 85 Street NW



View of the site looking west from 85 Street NW

Planning Analysis

The City Plan

Pursuant to The City Plan, secondary corridors are intended to have a vibrant residential and commercial street that serves as a local destination for surrounding communities. The City Plan also states to facilitate intensification within corridors to provide Edmontonians with an access to diverse housing options in communities that support their daily needs. The 95 Avenue secondary corridor extends to the south on 85 Street where subject properties are located. The proposed rezoning on the sites will facilitate the intensification of the 95 Avenue secondary corridor. Moreover, the proposed rezoning will contribute to the direction outlined in The City Plan to achieve 50 percent of new units through infill. It will also provide a wider variety of housing options in the area with convenient access to amenities and alternative modes

of transportation which aligns with The City Plan goals to ensure active transportation networks serve a variety of purposes and equitable access of amenities to all Edmontonians.

Land Use Compatibility

The subject sites are located on the southeast corner of the block and are surrounded by single detached housing on the north and west, parking on south and apartment housing (Holyrood Gardens) on the east. The proposed RA8 Zone when compared to the existing RF1 Zone would allow for an increase in height, density, reduced rear and front setback. However, the site is surrounded on three of its four sides by road right-of-way. These roadways act as a buffer, helping to reduce the impacts of redevelopment. Moreover, the RA8 Zone contains regulations that ensure development is sensitive to the surrounding context, including requiring larger side setbacks, or a stepback from the abutting property line when a building exceeds 14.5 metres in height.

The below table is a comparison between key development regulations of each zone.

RF1 & RA8 Comparison Summary

	RF1 + MNO Current	RA8 Proposed
Principal Building	Single Detached Housing Duplex Housing Semi-detached Housing	Multi-Unit Housing
Maximum Height	8.9 m	23.0 m
Minimum Front Setback (85 Street)	6.5 m	6.0 m
Minimum Interior Side Setback	1.2 m	3.0 m for the first four storeys up to 14.5 m height + 3.0 m stepback above four storeys exceeding 14.5 m in height
Minimum Flanking Side Setback (92 Avenue)	1.2 m	3.0 m
Minimum Rear Setback (Lane)	15.84 m (40% of Site Depth)	7.5 m
Maximum Site Coverage	40% ¹	n/a

¹ A maximum Site Coverage of 40% would be applicable to each subdivided lot
Attachment 2 | File: LDA22-0594 | Strathearn

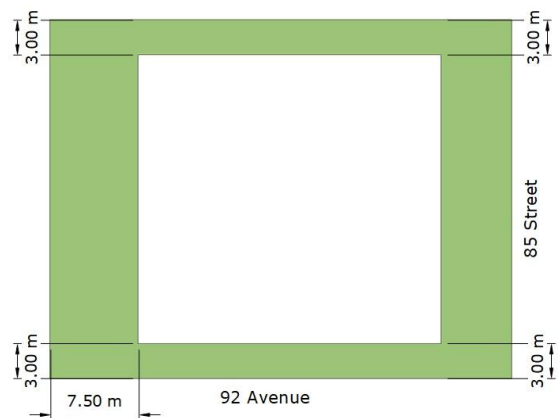
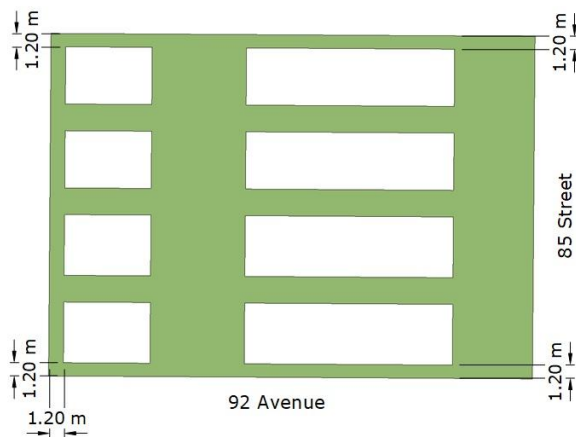
Maximum Floor Area Ratio (FAR)	n/a	3.3
Number of Dwelling Units	Min: n/a Max: Four (4) Principal Dwellings ²	Min: 75 dwellings/hectare Max: n/a

RF1 + MNO: Current		
Accessory Building	Garden Suite	Detached Garage
Maximum Height	6.5 m	4.3 m
Minimum Interior Side Setback	1.2 m	0.6 m
Minimum Flanking Side Setback	1.2 m	1.2 m
Minimum Rear Setback	1.2 m	1.2 m

POTENTIAL RF1 BUILT FORM

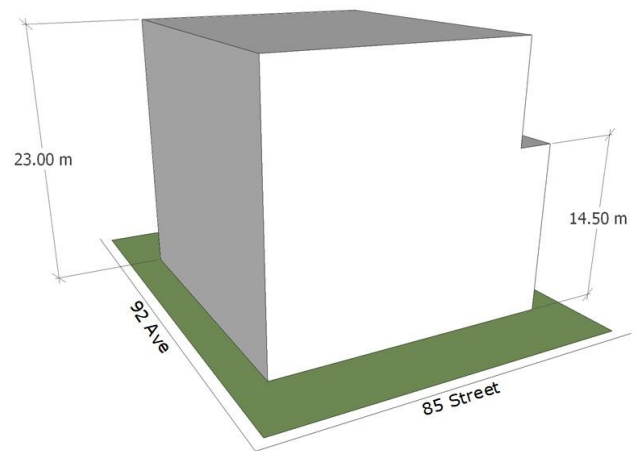
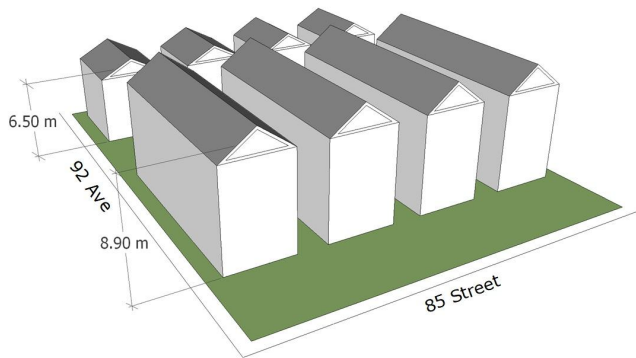
POTENTIAL RA8 BUILT FORM

Top view



² Lot Subdivision would be required to accommodate two Single Detached principal structures/dwellings per existing lot under RF1. Semi-detached could be built without subdividing under RF1. Each principal dwelling could have a Secondary Suite and/or Garden Suite.

3D view



Transit Oriented Guidelines

This site is located within 150 metres of the LRT stop on Valley Line SE. This stop is identified within the Transit Oriented Development Guidelines as a Neighbourhood Stop. The TOD guidelines promote a mix of uses and transit supportive densities on sites along the collector and arterial roads and within 400 metre radius of an LRT station. Therefore, a mid rise building is considered suitable as a Transit Oriented Development for this location as it provides a mix of uses and medium density in proximity to existing LRT station.

Technical Review

Transportation

Vehicular access shall be from the rear lane only to conform with the Zoning Bylaw. At the time of development, the owner will be required to construct a missing portion of sidewalk along 92 Avenue adjacent to the site.

Drainage

Sanitary and storm service connections are available to the site. A Drainage Servicing Report was reviewed with this application and directs the future sanitary and storm servicing requirements.

EPCOR Water

Water service is available to this site from an existing 150mm water main on the lane west of 85 street. 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.

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:	20456
Location:	North of 92 Avenue NW and west of 85 Street NW
Address(es):	8502 - 92 Avenue & 9206 - 85 Street NW
Legal Description(s):	Lots 1, 2 & 3, Block 10, Plan 7256AM
Site Area:	1,192 m ²
Neighbourhood:	Strathearn
Ward:	Métis
Notified Community Organization:	Strathearn Community League
Applicant:	Situate

Planning Framework

Current Zone and Overlay(s):	(RF1) Single Detached Residential Zone (MNO) Mature Neighbourhood Overlay (MSO) Main Streets Overlay
Proposed Zone and Overlay:	(RA8) Single Detached Residential Zone
Plan in Effect:	None
Historic Status:	None

Written By:	Abhimanyu Jamwal
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination