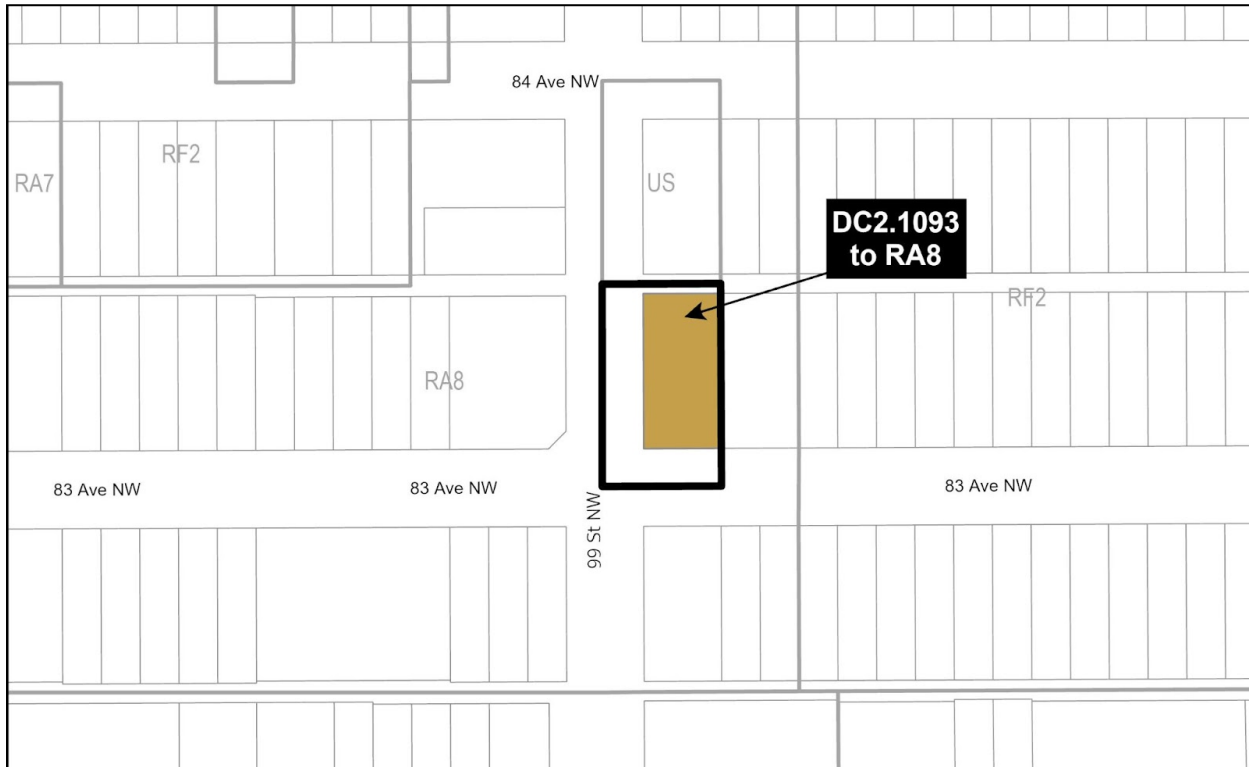


## 8305 - 99 Street NW

To allow for medium rise multi-unit housing with ground level commercial opportunities



**Recommendation:** That Charter Bylaw 20483 to amend the Zoning Bylaw from a (DC2.1093) Site Specific Development Control provision to the (RA8) Medium Rise Apartment Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Is in alignment with The City Plan direction for primary and secondary corridors.
- Helps to achieve The City Plan target of adding 50% of net new units through infill city-wide and contributes to the livability and adaptability of the area.
- Is in alignment with the zoning along the majority of the 99 Street NW corridor.

## Application Summary

This application was accepted on December 5, 2022 from Situate Inc. on behalf of SVS Developments.

**CHARTER BYLAW 20483** proposes to amend the Zoning Bylaw, as it applies to the subject site, from a (DC2.1093) Site Specific Development Control Provision to the (RA8) Medium Rise Apartment Zone to allow for mid-rise multi-unit housing with ground level commercial opportunities, using a standard zone.

The proposed rezoning conforms with The City Plan direction for primary and secondary corridors by allowing for a mid-rise building which would contribute to residential intensification near the intersection of two corridors (99 Street NW and 82 Avenue NW).

## 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 application proposes a rezoning to a standard zone that is similar to the existing DC2 Provision, and little response was received to advanced notification.

The basic approach included the following techniques:

**Mailed Notice**, December 13, 2022

- Number of recipients: 83
- Number of responses: 1

**Webpage**

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

**Comments heard throughout the various methods include:**

- The one response asked questions about the differences between the current and proposed zones and this information was provided.

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

## Site and Surrounding Area

The vacant corner site is approximately 807 m<sup>2</sup> in area, located within the southern portion of the Strathcona neighbourhood abutting the 99 Street NW corridor. The majority of the corridor (from 82 Avenue NW to Saskatchewan Drive NW) is zoned (RA8) Medium Rise Apartment Zone and allows for the same opportunities for development as proposed by this application.

ETS currently operates numerous bus routes near the rezoning site on 82 Avenue NW and 99 Street NW. A range of service levels are available on these corridors, including frequent, local and school special bus routes. The site is within 100 metres walking distance to a bus stop on 99 Street NW. Additionally, there is

a bike lane along 83 Avenue NW. Open space and gathering places in proximity to the site include Mill Creek Ravine, which is accessible via the 83 Avenue NW bike lane. A variety of commercial and service opportunities are available along 82 Avenue NW and portions of 99 Street NW.



*Aerial View of Application Area*

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(DC2.1093) Site Specific Development Control Provision	Vacant lot
<b>CONTEXT</b>		
North	(US) Urban Services Zone	Religious assembly
East	(RA8) Medium Rise Apartment Zone	Multi-unit housing (stacked row housing)
South	(RA8) Medium Rise Apartment Zone	Multi-unit housing
West	(RA8) Medium Rise Apartment Zone	Religious assembly



*View of the site looking south from the Lane.*



*View of the site looking north from 83 Avenue NW.*

## **Planning Analysis**

### **The City Plan**

The site is located within the Whyte Avenue primary corridor and 99 Street NW is also a Secondary Corridor. Primary corridors are prominent urban streets designed for living, working, and moving. They serve as a destination, and provide critical connections between nodes. The typical massing envisioned for primary corridors is mostly mid-rise with some high-rise opportunities, and the typical massing for secondary corridors is low-rise and mid-rise. The proposed rezoning for mid-rise multi-unit housing with commercial opportunities at the ground level conforms to the direction provided in The City Plan and contributes to residential intensification in the corridor. Additionally, the proposed rezoning helps to achieve The City Plan target of adding 50% of net new units through infill city-wide and contributes to the livability and adaptability of the area by increasing density in proximity to active transportation, public transportation, open space, commercial opportunities, and gathering places.

### **Strathcona Area Redevelopment Plan (ARP)**

This site is located within the Walk Up Apartment Area of the Strathcona Area Redevelopment Plan (ARP) which encourages additional apartment housing development along the 99 Street NW corridor as long as it is “compatible with the existing scale of development and will reflect the interesting qualities and character of the streetscape that is currently present in the community”. The proposed (RA8) Medium Rise Apartment Zone would align the site with the majority of properties along 99 Street NW which are already zoned RA8, creating a consistent scale along the corridor as it redevelops.

## Land Use Compatibility

The proposed (RA8) Medium Rise Apartment Zone would align the site with the majority of the 99 Street NW corridor, which is zoned RA8. No uses in the proposed RA8 Zone are of concern at this location.

The current (DC2.1093) Site Specific Development Control Provision and the proposed (RA8) Medium Rise Apartment Zone are very similar with regards to the allowable built form. Both allow for a 23.0 m high building (approx. 6 storeys) with the proposed RA8 Zone having a slightly lower floor area ratio.

The most noticeable difference is the elimination of stepbacks, though this is still a minor change. The current DC2 Provision includes a 3.0 m stepback above the 5th story at the northeast and southeast corners of the building. The interior side setback in the current DC2 Provision is 1.5 m for 50% of the east facade, and 3.5 m for the remaining 50% of the east facade, whereas the interior side setback in the RA8 Zone is 3.0 m for the whole facade (if the overall building height is above 10.0, which is anticipated). This provides more consistent separation from the abutting property to the east, providing a similar transition to the current DC2 Provision. A comparison summary between the current DC2 Provision and the proposed RA8 Zone is provided below:

### DC2.1093 & RA8 Comparison Summary

	<b>DC2.1093 Current</b>	<b>RA8 Proposed</b>
<b>Principal Building</b>	Multi-unit Housing	Multi-unit Housing
<b>Maximum Height</b>	23.0 m (approx. six storeys)	23.0 m (approx. six storeys)
<b>Maximum Floor Area Ratio</b>	3.2	3.0 - 3.3
<b>Maximum Density</b>	29 Dwellings	N/A
<b>Front Setback</b> (83 Avenue NW)	3.0 m	1.0 m - 4.5 m
<b>Minimum Interior Side Setback</b> (east)	1.5 m for 50% of the east facade 3.5 m for 50% of the east facade	3.0 m
<b>Minimum Flanking Side Setback</b> (99 Street NW)	1.0 m - 2.5 m	3.0 m

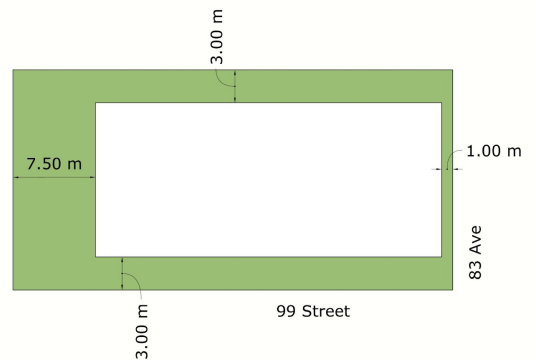
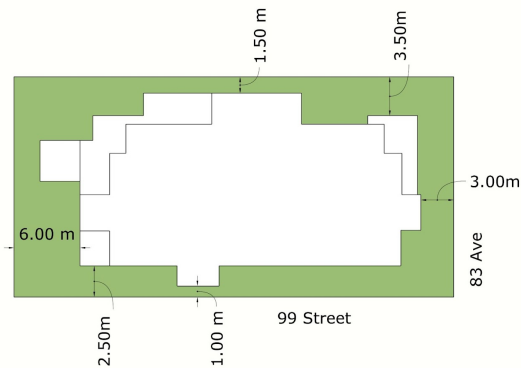


<b>Minimum Rear Setback</b> (lane, north)	6.0 m	7.5 m
<b>Minimum Stepbacks</b>	3.0 m above the 5th storey at the northeast and southeast corners	N/A
<b>Minimum Parking Requirements</b>	17 vehicular parking spaces 15 long term bicycle parking spaces 5 short term bicycle parking spaces	Open Option Parking
<b>Community Amenity Contributions</b>	One 3 bedroom family oriented dwelling is required.  City has the option to purchase 5% of any proposed residential dwellings at 85% of the market price, or receive an equivalent cash in lieu contribution.	N/A

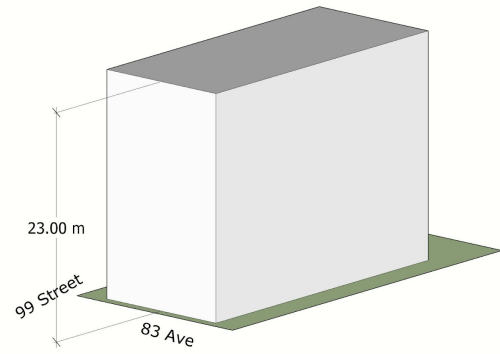
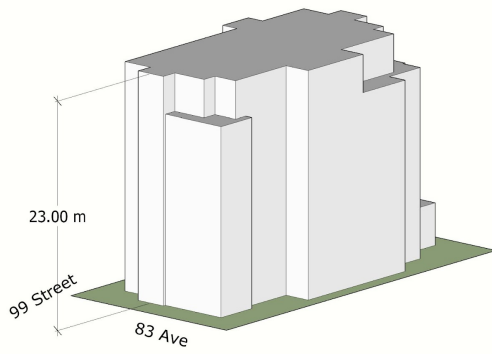
**POTENTIAL DC2.1093 BUILT FORM**

**POTENTIAL RA8 BUILT FORM**

**Top view**



**3D view**



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## Technical Review

### Environmental Site Assessment (ESA)

The site was excavated, and backfilled prior to the rezoning. A Phase I ESA with backfill sampling was reviewed to confirm the backfill soil was not contaminated. Based on the results, further investigation and remediation is not required, and the site is suitable for the proposed rezoning.

### Transportation

Upon development, reconstruction of the east-west lane located north of the site to a paved commercial standard, including removal and/or relocation of utility poles and street light infrastructure, will be required.

### Transit

A rapid mass transit route is anticipated to operate on 82 Avenue NW as part of the future mass transit network associated with the 1.25 million population scenario of the Edmonton City Plan.

### Drainage

A Drainage Servicing Report (DSR) was accepted to support the development of the previous DC2 zone. As the proposed RA8 zone does not exceed the previous DC2 zone's sanitary and storm flow requirements, the proposed development shall follow the previously accepted DSR's sanitary and storm servicing scheme.

### EPCOR Water

Edmonton Fire Rescue Services has performed a risk-based Infill Fire Protection Assessment and determined that the site is functionally compliant with the municipal standards. Therefore, upgrades to existing municipal fire protection infrastructure is not required. This could potentially be re-evaluated at the development permit stage.

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

# Appendices

1 Application Summary



## Application Summary

### Information

<b>Application Type:</b>	Rezoning
<b>Charter Bylaw:</b>	20483
<b>Location:</b>	Northeast corner of 83 Avenue NW and 99 Street NW
<b>Address:</b>	8305 - 99 Street NW
<b>Legal Description:</b>	Lots 1-2, Block 75, Plan I8
<b>Site Area:</b>	807.4 m <sup>2</sup>
<b>Neighbourhood:</b>	Strathcona
<b>Ward:</b>	papastew
<b>Notified Community Organizations:</b>	Strathcona Community League Central Area Council of Community Leagues
<b>Applicant:</b>	Situate Inc.

### Planning Framework

<b>Current Zone:</b>	(DC2.1093) Site Specific Development Control Provision
<b>Proposed Zone:</b>	(RA8) Medium Rise Apartment Zone
<b>Plan in Effect:</b>	Strathcona Area Redevelopment Plan (ARP)
<b>Historic Status:</b>	None

Written By:	Saffron Newton
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination