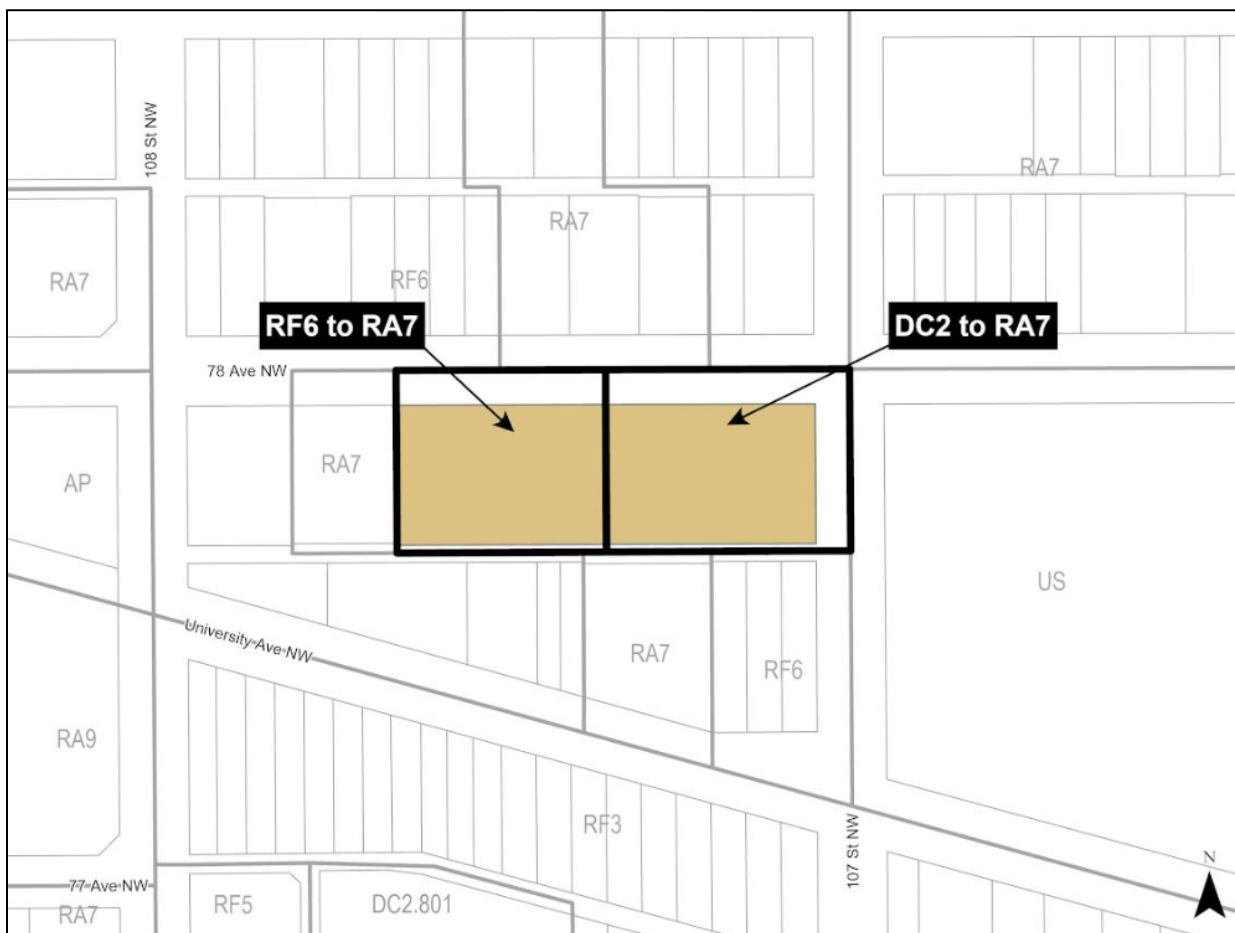


Administration Report Queen Alexandra

Edmonton

10737, 10735, 10731, 10727 & 10721 - 78 Avenue NW and 7726 - 107 Street NW

To allow for low rise multi unit housing.



Recommendation: That Charter Bylaw 20540 to amend the Zoning Bylaw from the (RF6) Medium Density Multiple Family Zone and (DC2.693) Site Specific Development Control Provision to the (RA7) Low Rise Apartment Zone and Bylaw 20539 to amend the Garneau Area Redevelopment Plan (ARP) be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Appropriately integrates with surrounding zoning in terms of use and built form

- Aligns with the objectives of the Garneau ARP for this area by maintaining the general low-rise scale of the area and encouraging development that is family-oriented in nature
- Aligns with infill objectives of The City Plan by allowing for low rise development at the convergence of two Secondary Corridors (109 Street NW and 76 Avenue NW)

Application Summary

CHARTER BYLAW 20540 will amend the Zoning Bylaw, as it applies to the subject site, from the (RF6) Medium Density Multiple Family Zone and (DC2.693) Site Specific Development Control Provision to the (RA7) Low Rise Apartment Zone which would allow for a 16.0 metre high building (approximately 4 storeys) intended for residential uses such as Multi-unit Housing, Lodging Houses and Supportive Housing as well as limited commercial opportunities at ground level.

BYLAW 20539 will amend three land use maps in the Garneau ARP to reflect the proposed rezoning to designate the site for low-rise residential development.

This application was accepted on February 23, 2023, from GEC Architecture on behalf of Ronald McDonald House Charities.

Overall, the proposed RA7 Zone is a relatively minor change from the existing zoning. Both the RF6 Zone and DC2.693 allow for residential development that is considered to be within the 'low rise' height threshold (approximately 3 - 4 storeys). As such, the application generally aligns with the objectives of the Garneau ARP for this area by maintaining the general low-rise scale of the area and encouraging development that is family-oriented. The application also meets the intent of The City Plan by allowing for low rise development within convergence of two Secondary Corridors (109 Street NW and 76 Avenue NW).

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 proposed zone is relatively similar to the existing zones in terms of use and scale.

The Basic Approach included the following techniques:

Advance Notice, March 8, 2023

- Number of recipients: 136
- Number of responses: 4

Webpage

- edmonton.ca/planningapplications

Common comments heard throughout the various methods include:

- The proposed rezoning will result in increased pressure on drainage infrastructure and increased congestion on surrounding roadways.
- The rezoning application does not offer satisfactory details in terms of what the applicant will build (i.e. no site plan, building elevations or landscaping plan).
- Questions raised as to who owns the vacant lots within the rezoning area.

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

Site and Surrounding Area

The subject site is approximately 4,850 square metres in area, and encompasses most of the blockface between 108 and 107 Street, south of 78 Avenue, within the interior of the Queen Alexandra neighbourhood. The eastern half of the subject site is currently occupied by the Ronald McDonald House, a 3-storey building providing short term residential accommodations. The western half of the subject site is mostly vacant, with one single detached house still remaining.

The site is surrounded by primarily low rise apartments and single detached housing, with the exception of Queen Alexandra School to the east,

The site is well connected to alternative modes of transportation that are within walking distances, with rapid bus service available along both 76 Avenue and 109 Street and protected bike lanes along 76 Avenue and 106 Street.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF6) Medium Density Multiple Family Zone (DC2.693) Site Specific Development Control Provision	Mostly vacant (one single detached house remains) Ronald McDonald House (3 storeys)
CONTEXT		
North	(RF6) Medium Density Multiple Family Zone (RA7) Low Rise Apartment Zone	A mix of: Single detached housing; and Low rise apartments (3 storeys)
East	(US) Urban Services Zone	Queen Alexandra School
South	(RF6) Medium Density Multiple Family	A mix of: Single detached housing;

	Zone (RA7) Low Rise Apartment Zone	Semi detached housing; and Low rise apartments (3-4 storeys)
West	(RA7) Low Rise Apartment Zone	Low rise apartment (3 storeys)



*View of the site looking southwest from the intersection of 78 Avenue NW and 107 Street NW
(Ronald McDonald House occupying the eastern portion of the subject site)*



*View of the site looking southeast from 78 Avenue NW
(Eastern portion of the site - mostly vacant)*

Planning Analysis

The City Plan

Combining both the Municipal Development Plan and the Transportation Master Plan, The City Plan is the city's strategic direction for planning and development. Recognizing the essential connection between land use and transportation, The City Plan identifies key areas within the city in a Nodes and Corridors system where population, business and employment growth are to be focused.

Both 76 Avenue and 109 Street are identified as Secondary Corridors and the subject site, just two blocks away, is deemed to be generally located at the convergence of both corridors. Typical massing/form within Secondary Corridors is anticipated to be low and mid-rise. Given this context, the proposed RA7 Zone at this location, which allows for the development of a low-rise building, is in alignment with the direction of the The City Plan and will facilitate the development of an appropriately scaled building that is strategically connected to the city's active and mass transit network with rapid bus and bicycle facilities available along these corridors and within walking distance of this site.

The Garneau Area Redevelopment Plan (ARP)

The Garneau ARP is in effect for this area and applies to a portion of the Queen Alexandra neighbourhood, including this site. The ARP designates the subject site for "Medium Density Multiple Family". This land use designation is meant to reflect the Zoning Bylaw's RF6 Zone of the same name. With the rezoning to the RA7 Zone, there is an associated amendment to amend the Garneau ARP to change three land use maps (referred to as Schedules C, I and Q) to reflect the proposed RA7 Zone and its general intent to allow for a low rise residential building. Designating the subject site for low rise residential is not out of character for this area, as land directly to the west, south and north of this site is also designated and zoned for low rise residential development.

Policy that is specific to this site is therefore similar to the "Medium Density Multiple Family" land use designation, with an emphasis on development that is "family oriented" and "ground related" (see *policy 1.3(a.) of the ARP*). Despite the map amendments, the proposed RA7 Zone still generally meets the intent of this policy by:

- incentivizing larger units for families through increased floor area; and
- a requirement that ground level units have individual ground-level entrances.

Land Use Compatibility

The general purpose of the proposed RA7 Zone is to allow for a residential building up 16.0 metres in height (approximately 4 storeys). With the eastern half of the site being already developed, the intent of

the applicant is to bring the entire site under the control of one zone, while allowing for the expansion of a low-rise building into the western portion of the site. With respect to the existing zoning of this site which is the RF6 Zone and a DC2 Provision, the proposed RA7 Zone is not a significant departure particularly as it relates to the scale of the built form. A comparison between key development regulations between the proposed and existing zoning is found within the table below.

	RF6 Zone Current	DC2 Provision Current	RA7 Zone Proposed
Principal Building	Multi-Unit Housing Commercial uses	Multi-Unit Housing	Multi-Unit Housing Commercial uses
Maximum Height	16.0 m	14.0 m	16.0 m
Floor Area Ratio	n/a	1.3	2.3 - 2.5
Density	19 dwellings max	n/a	21 dwellings min
Vehicular Access	Rear lane	Rear lane	Rear lane
Setback Front Rear Interior Side	3 m 7.5 m 4.0 4.5 m	9.5 m 15.75 m 1.82 m 4.57 m	4.5 m 7.5 m 3.0 m 3.0 m

Notwithstanding the setback regulation of the DC2 Provision which are specific to the existing building occupying the western half of the site, the setback requirements of the RF6 and RA7 Zones and the maximum heights of all three zones remain consistent. As such, the proposed RA7 Zone will yield a building that is comparable in scale and proportion to the existing zones, as well as surrounding zoning which is also largely zoned either RF6 or RA7.

One noteworthy difference between the proposed RA7 Zone and the existing zones is that RA7 allows for more density. Increased density is suitable for this location, given that the area is well served by both the active and mass transit networks, including commercial amenities available within the general area along Whyte Avenue (82 Avenue), 104 Street and 109 Street.

Technical Review

Transportation

The site is well connected to multimodal transportation facilities, including active modes and transit. Additionally, the owner intends to continue providing their residents with private shuttle services.

To support the proposed parking stalls abutting the alley, the owner will be required to provide an additional 0.5 m setback from the south property line to facilitate manoeuvring to these parking spaces.

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. Storm servicing is proposed to be provided to this site by consolidating with the adjacent Ronald McDonald House site and using its existing storm sewer infrastructure and storm service connection. This will allow for sewer separation of the site.

Development allowed under the proposed zone would be required to include on-site stormwater management techniques utilising an engineered outflow rate to mitigate its impact on the existing drainage infrastructure. Details of the required on-site 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.

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

Appendices

1 Application Summary

Application Summary

Information

Application Type:	Plan Amendment &, Rezoning
Bylaw & Charter Bylaw:	20539 & 20540
Location:	Along 78 Avenue NW, west of 107 Street NW
Addresses:	10737, 10735, 10731, 10727 & 10721 - 78 Avenue NW and 7726 - 107 Street NW
Legal Descriptions:	Lots 18 - 29, Block 167, Plan 2060Q
Site Area:	4,850 m2
Neighbourhood:	Queen Alexandra
Ward:	Papastew
Notified Community Organizations:	Queen Alexandra Community League Garneau Community League
Applicant:	GEC Architecture

Planning Framework

Current Zone:	(RF6) Medium Density Multiple Family Zone (DC2.693) Site Specific Development Control Provision
Proposed Zone:	(RA7) Low Rise Apartment Zone
Plan in Effect:	Garneau Area Redevelopment Plan
Historic Status:	None

Written By:	Stuart Carlyle
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination