

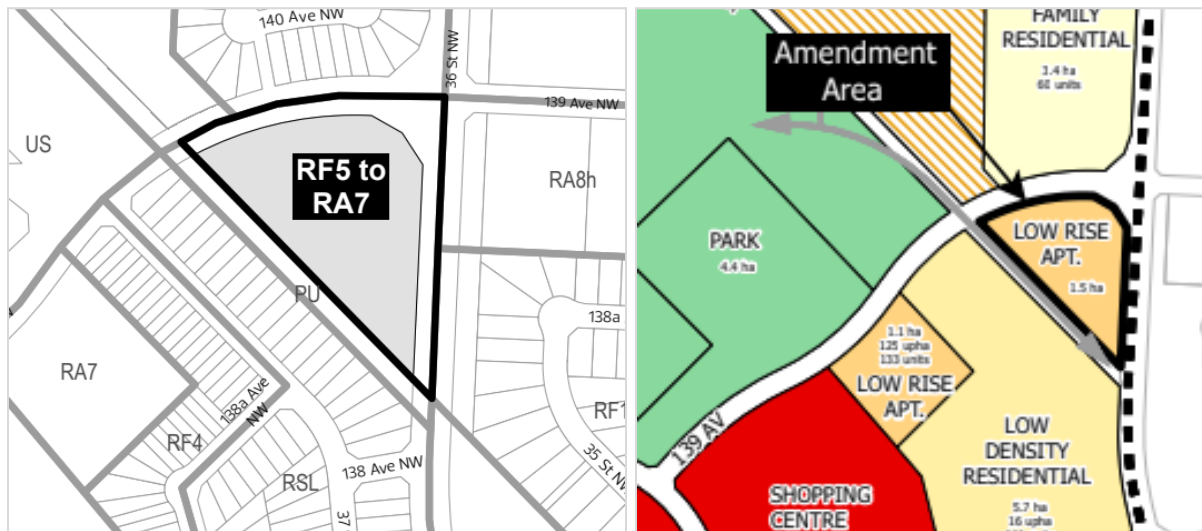
# Administration Report

## Clareview Town Centre

Edmonton

### 13832 - 36 Street NW

To amend the Clareview Town Centre Neighbourhood Area Structure Plan and allow the opportunity for low rise multi-unit housing.



**Recommendation:** That Bylaw 20524 to amend the Clareview Town Centre Neighbourhood Area Structure Plan and Charter Bylaw 20525 to amend the Zoning Bylaw from the (RF5) Row Housing Zone to the (RA7) Low Rise Apartment Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Supports an increase in trips by active modes by locating density near amenities.
- Is an appropriate height and scale of building to be located on the edge of a Major Node.
- Is compatible with the existing and planned land uses.

### Application Summary

**BYLAW 20524** proposes to amend the Clareview Town Centre Neighbourhood Area Structure Plan from Row Housing to Low Rise Apartment uses.

**CHARTER BYLAW 20525** would amend the Zoning Bylaw, as it applies to the subject site, from the (RF5) Row Housing Zone to (RA7) Low Rise Apartment Zone to allow the opportunity to develop low rise multi-unit housing up to 16 metres / 4 storeys in height, with limited commercial uses on the ground level.

This application was accepted on March 31, 2023, from Dave Onishenko, Clarity Development Advisory, on behalf of Alldritt Land Corporation.

This proposal aligns with the goals and policies of The City Plan to accommodate all future growth for an additional 1 million people within Edmonton's existing boundaries. The application will also add to the diversity of housing types, utilize land and infrastructure efficiently and encourage the use of public transportation.

## 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
- A postcard was sent to the affected Community Leagues and surrounding property owners within a 300 meter radius. Further details of the notice and website are below.

### **Mailed notice, April 12, 2023**

- Number of recipients: 283
- Number of responses: 3

### **Webpage**

- [edmonton.ca/planningapplications](https://edmonton.ca/planningapplications)

### **Common comments heard throughout the various methods include:**

- The site was initially planned for a park stormwater management facility.
- Do not want more multi-unit development; there are too many existing and under construction multi-unit development already in the neighbourhood.
- Keep the existing zone in place.
- There are too many commercial developments in the neighbourhood.
- The medical centre closed down; please consider a walk-in medical clinic to serve the neighbourhood instead.
- This will add more traffic congestion in the neighbourhood
- This will add more crime to the neighbourhood.

No formal feedback or position was received from the Hairsine Community League and Clareview and District Area Council Community League when this report was written.

## Site and Surrounding Area

The undeveloped site is approximately 1.5 ha and is located south of 139 Avenue NW and west of 36 Street NW on the edge of the Clareview Town Centre neighbourhood. The neighbourhood is a mix of residential and commercial uses. It is home to the Clareview Community Recreation Centre and the Clareview Light Rail Transit Station (LRT) along the Capitol Rail Line. The LRT station is approximately 950 metres walking distance from the site, with two local bus services along 139 Avenue. A public utility lot crosses the southwest portion of the site providing a buffer from the existing low density development to the site.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(RF5) Row Housing Zone	Undeveloped
<b>CONTEXT</b>		
North	(CCSF) Clareview Campus Single Family Residential Zone	Single detached housing
East	(RA8h) Medium Rise Apartment Housing	Apartment housing (6-storeys)
	(RF1) Low Density Residential Zone	Single detached housing
South	(CNC) Neighbourhood Convenience Commercial Zone	Commercial building
West	(PU) Public Utility Zone (RSL) Residential Small Lot Zone	Undeveloped Single detached housing





*Aerial View of the site*

## Planning Analysis

The proposed rezoning aligns with the intent of The City Plan by promoting development that allows more people to benefit from commercial employment, public spaces and existing infrastructure as well as increasing the ability of people to live locally.

From this perspective, low rise multi-unit housing is an appropriate height and scale for a site located on the edge of a Major Node. It is within walking distance to a recreation centre and there are employment opportunities that can be accessed through alternative modes of transportation. The proposed RA7 Zone is sensitive in scale with the surrounding context and compatible with surrounding built forms.

### The City Plan

The subject site is identified as residential land use and an area of anticipated growth between the 1 and 1.25 million population threshold in the City Plan. The site is also located on the outside edge of the Clareview Town Centre Major Node. The Clareview Town Center serves multiple neighbourhoods and is anchored by numerous big box commercial developments, a diversity of housing types, the Clareview Recreation Centre, open space and the LRT station. The subject site is within a 15 minute walk to the LRT station and is only 200 metres to the Clareview Recreation Centre. Local bus service is along 139 Avenue NW and provides alternative transportation and convenient linkages to the LRT station. The proposed RA7 Zone at this location will act as a transition point with the major node and existing surrounding areas.

The City Plan emphasizes nodes and sets out intentions and directions focused on more people benefiting from public spaces and existing infrastructure, increasing the ability of people to live locally.

The proposed low rise land use designation is well suited at this location and it will contribute to The City Plan goals. Its proximity to commercial uses, open space, recreation facilities and the LRT Station will allow

future residents to complete their daily needs easily, access employment opportunities, neighbourhood amenities and make use of a variety of alternative modes of transportation.

The proposed development aligns with other objectives and policies of The City Plan as it will:

- Provide low rise multi-unit housing types adjacent to the major node.
- Accommodate all future growth for an additional 1 million people within Edmonton's existing boundaries.
- Contribute to 15-minute districts.

### **Plans in Effect**

The subject site is within the Clareview Neighbourhood Area Structure Plan (NASP), which guides the development of the neighbourhood. The policy direction within the NASP provides for residential uses developed at various densities. The proposed amendment to allow for low rise apartment uses at this location conforms to the intent of the NASP.

### **Land Use Compatibility**

The proposed RA7 Zone introduces a potential for limited commercial uses on the site, some of which include child care services, specialty food services, and general retail stores. The RA7 development regulations restrict the size of commercial uses (275 m<sup>2</sup> of floor area) and location (ground floor only) to ensure compatibility with existing residential development.

The current RF5 Zone allows for the development of Multi-unit Housing with a maximum height of 10 metres (approximately 3 storeys). The proposed RA7 Zone would allow for the development of low-rise residential buildings up to 16 metres in height (approximately 4-storeys) which is an increase of 1 storey.

The site is suitably located to accommodate increased development intensity and height. Roadways flank it on both the north and east sides, and a linear public utility lot zoned PU to the southwest. These roadways act as a buffer, helping to reduce development impacts. Further to this, a rear setback of 7.5 metres and the linear public utility lot will ensure a proper transition to properties zoned (RSL) Residential Small Lot to the southwest across the PU Zoned lot.

The height, scale, and uses within the proposed RA7 Zone are compatible with surrounding zones and creates an appropriate transition to surrounding properties.

## RF5 & RA7 Comparison Summary

	<b>RF5 Current</b>	<b>RA7 Proposed</b>
<b>Principal Building</b>	Multi-Unit Housing	Multi-unit housing
<b>Maximum Height</b>	10.0 m	14.5 m for flat, mansard and gambrel roofs, or 16.0 m for a roof type with a pitch of 4/12 (18.4 degrees) or greater
<b>Front Setback</b>	4.5 m	4.5 m
<b>Minimum Interior Side Setback</b>	1.2 m	1.5 m except for buildings over 10.0 m in Height, the minimum Side Setback shall be 3.0 m
<b>Minimum Flanking Side Setback</b>	1.2 m except 3.0 m where the Side Yard abuts a flanking public roadway other than a Lane	3.0 m Abutting a flanking roadway
<b>Minimum Rear Setback (Lane)</b>	7.5 m except it may be reduced to 5.5 m where there is a rear attached Garage: and where individual buildings that are 6.5 m or less in Height may have a minimum Rear Setback of 1.2 m	7.5 m except that individual buildings that are 6.5 m or less in Height may have a minimum Rear Setback of 1.2 m
<b>Maximum Site Coverage</b>	50 - 52%	N/A

## Technical Review

### Transportation

Upon redevelopment of the site, a missing portion of the shared pathway along the public utility lot located directly adjacent to the west property line of the site is to be constructed between 138 Avenue NW and 139 Avenue NW. This will provide strong active mode connectivity for this development and the neighbourhood.

Additionally, the Hairsine neighbourhood renewal project will incorporate a shared pathway on the east side of 36 Street NW which will further improve active mode connectivity for this development and the neighbourhood. The planning and design work is currently underway with construction anticipated to commence in 2024.

### **Transit**

Transit service currently operates on 139 Avenue NW with two bus stops within 100m walking distance for the site. A bus stop adjacent to the site on 36 Street NW is planned to be reconstructed with the Hairsine neighbourhood renewal project.

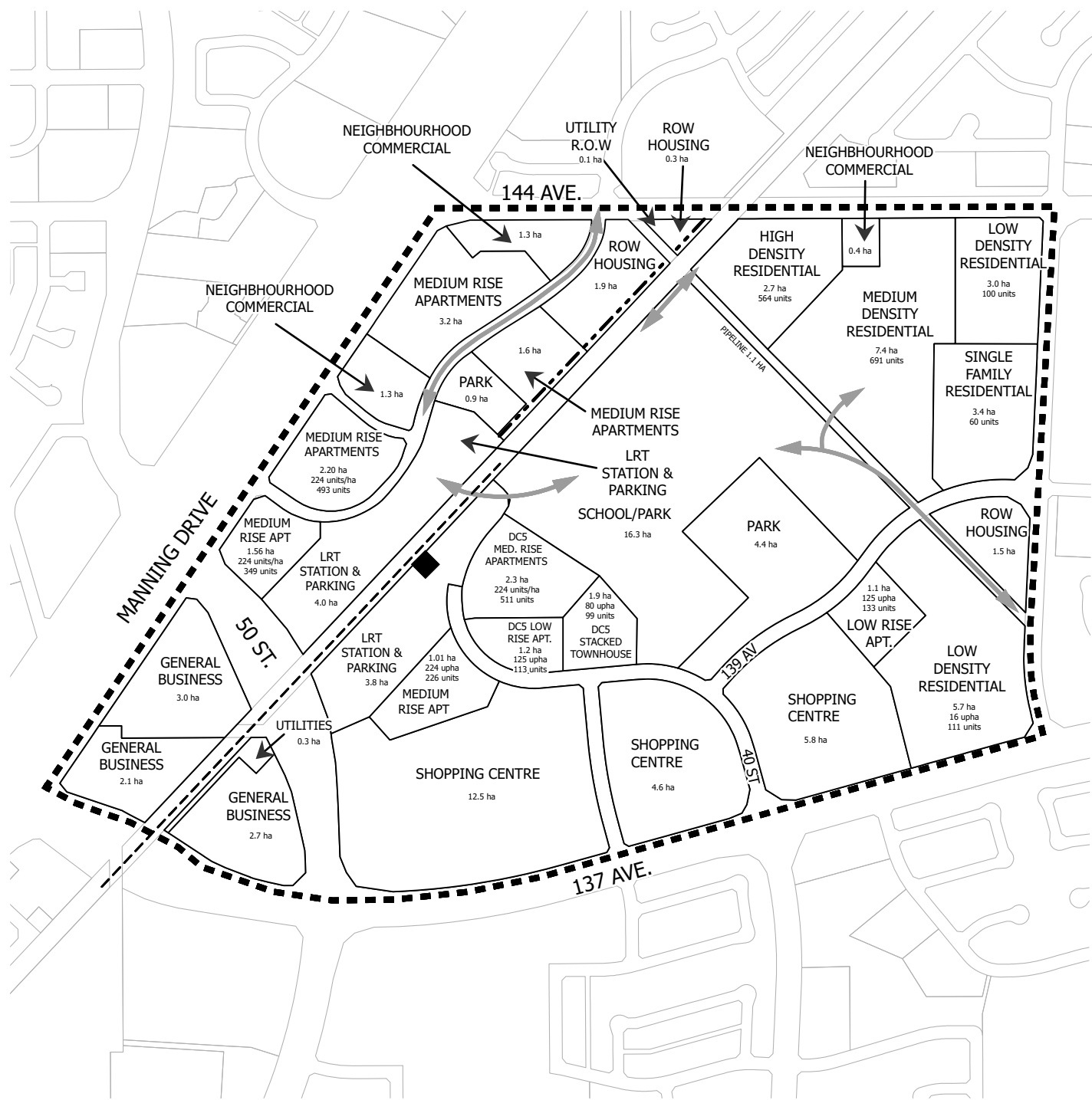
### **Drainage**

As part of the application, an amendment to the Clareview Town Centre Neighbourhood Design Report (NDR) was submitted. This report identified that the existing sanitary and stormwater sewer systems in the neighbourhood can accommodate development proposed under the RA7 zone. Services currently exist to the site, connecting to public sewer mains within 139 Avenue NW, and can continue to be utilised to service development under the proposed rezoning.

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

## **Appendices**

- 1 Approved NASP Land Use Concept – Bylaw # 20468
- 2 Proposed NASP Land Use Concept – Bylaw # 20524
- 3 Approved NASP Land Use and Population Statistics – Bylaw # 20468
- 4 Proposed NASP Land Use and Population Statistics – Bylaw # 20524
- 5 Application Summary



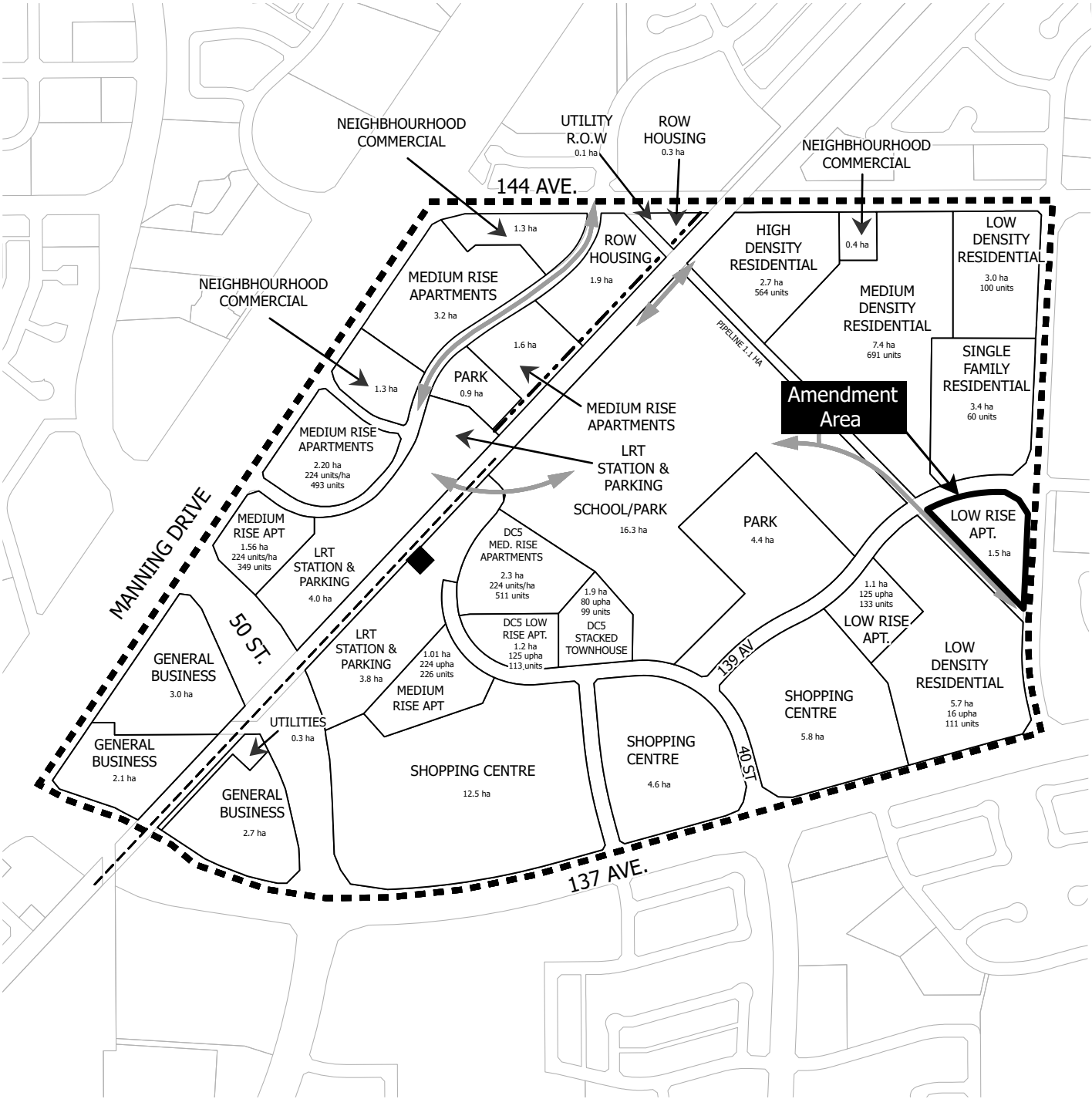
**BYLAW 20468**  
**CLAREVIEW TOWN CENTRE**  
 Neighbourhood Area Structure Plan  
 (as amended)



- N.A.S.P. Boundary
- LRT Tracks
- CNR Buffer
- Pedestrian Corridor
- ◆ LRT Station

**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 20524**  
**AMENDMENT TO**  
**CLAREVIEW TOWN CENTRE**  
Neighbourhood Area Structure Plan  
(as amended)

- N.A.S.P. Boundary
- LRT Tracks
- CNR Buffer
- Pedestrian Corridor
- ◆ LRT Station
- 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.

**APPROVED CLAREVIEW TOWN CENTRE NASP  
LAND USE AND POPULATION STATISTICS  
Bylaw 20468**

**Clareview Town Centre NASP  
Proposed Land Use and Population Statistics**

<b>LAND USE</b>	<b>Area (ha)</b>	<b>% of GDA</b>
<b>Gross Area</b>	<b>121.6</b>	
Arterial Road – 144 Avenue	1.5	
Arterial Road – 50 Street	4.3	
Pipeline Right-of-Way	1.1	
Railway Right-of-Way	4.0	
<b>Gross Developable Area</b>	<b>110.7</b>	<b>100.00%</b>
<b>Commercial</b>		
Neighbourhood Commercial	3.0	2.71%
General Business	7.8	7.05%
Shopping Centre	21.9	19.78%
Parkland, Recreation, and Schools (Municipal Reserve)	21.6	19.52%
Circulation	6.4	5.78%
LRT Station & Parking (NW)	4.0	3.61%
LRT Station & Parking (SE)	3.8	3.43%
Utilities (Power Substation)	0.3	0.27%
<b>Total Non-Residential</b>	<b>68.8</b>	<b>62.15%</b>
<b>Net Residential Area (NRA)</b>	<b>41.9</b>	<b>37.85%</b>

<b>RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION</b>						
<b>Land Use</b>	<b>Area (ha)</b>	<b>Units/ha</b>	<b>Units</b>	<b>Ppl/Unit</b>	<b>Pop'n</b>	<b>% of NRA</b>
Single/Semi-Detached	12.1	25	303	2.8	848	29%
Row Housing	5.9	45	266	2.8	743	14%
Low-rise/Medium Density Housing	9.3	90	838	1.8	1,508	22%
Medium to High Rise Units	14.6	225	3,285	1.5	4,928	35%
<b>Total Residential</b>	<b>41.9</b>		<b>4,692</b>		<b>8,027</b>	<b>100%</b>
<b>SUSTAINABILITY MEASURES</b>						
Gross Population Density (persons per gross developable hectare)				72.5		
Net Population Density (persons per net residential hectare)				191.5		
Unit Density (units per net residential hectare)				112.0		

**STUDENT GENERATION STATISTICS**

<b>Public School Board</b>		<b>1,330</b>
Elementary	766	
Junior High	294	
Senior High	270	
<b>Separate School Board</b>		<b>569</b>
Elementary	330	
Junior High	126	
Senior High	113	
<b>Total Student Population</b>		<b>1,899</b>

**CLAREVIEW TOWN CENTRE NEIGHBOURHOOD AREA STRUCTURE PLAN**  
**PROPOSED LAND USE AND POPULATION STATISTICS - BYLAW 20524**

<b>LAND USE</b>	<b>Area (ha)</b>	<b>% of GDA</b>
<b>Gross Area</b>	<b>121.6</b>	
Arterial Road (44 Avenue)	1.5	
Arterial Road (50 Street)	4.3	
Pipeline Right-of-Way	1.1	
Railway Right-of-Way	4.0	
<b>Gross Developable Area</b>	<b>110.7</b>	<b>100.00%</b>
Commercial		
Neighbourhood Commercial	3.0	2.71%
General Business	7.8	7.05%
Shopping Centre	21.9	19.78%
Parkland, Recreation, and Schools (Municipal Reserve)	21.6	19.51%
Circulation	6.4	5.78%
LRT Station & Parking (NW)	4.0	3.61%
LRT Station & Parking (SE)	3.8	3.43%
Utilities (Power Substation)	0.3	0.27%
<b>Total Non-Residential</b>	<b>68.8</b>	<b>62.15%</b>
<b>Net Residential Area (NRA)</b>	<b>41.9</b>	<b>37.85%</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>Ppl/Unit</b>	<b>Pop.</b>	<b>% of NRA</b>
Single/Semi-Detached	12.1	25	303	2.8	847	29%
Row Housing	4.4	45	198	2.8	554	11%
Low-rise/Medium Density Housing	10.8	90	972	1.8	1750	26%
Medium to High Rise Units	14.6	225	3285	1.5	4928	35%
<b>Total Residential</b>	<b>41.9</b>		<b>4758</b>		<b>8079</b>	<b>100%</b>

**SUSTAINABILITY MEASURES**

Gross Population Density (persons per gross developable hectare)	73.0
Net Population Density (persons per net residential hectare)	192.8
Unit Density (units per net residential hectare)	113.5
[Low Density Residential*]/[Medium Density Residential**] Unit Ratio	0.068

\*Single/Semi-Detached

\*\*Row Housing, Low-rise/Medium Density Housing, Medium to High-Rise Units

\*\*\*Note that dwelling units and population estimates are based on standard values, as per the NSP Terms of Reference. For specific area estimates (at the time of planning), please see Figure 3 "Development Concept Plan."

**STUDENT GENERATION STATISTICS**

<b>LEVEL</b>	<b>Public</b>	<b>Separate</b>	<b>Total</b>
Elementary	766	330	
Junior High	294	126	
Senior High	270	113	
	1,330	569	1,899

# Application Summary

## Information

<b>Application Type:</b>	Plan Amendment and Rezoning
<b>Bylaw/Charter Bylaw:</b>	20524 20525
<b>Location:</b>	South of 139 Avenue NW and west of 36 Street NW
<b>Addresse:</b>	13832 - 36 Street NW
<b>Legal Description:</b>	Lot 24, Block 5, Plan 1522940
<b>Site Area:</b>	1.5 ha
<b>Neighbourhood:</b>	Clareview Town Centre
<b>Ward:</b>	Dene
<b>Notified Community Organizations:</b>	Hairsine Community League Clareview and District Area Council Area Council
<b>Applicant:</b>	Dave Onishenko, Clarity Development Advisory

## Planning Framework

<b>Current Zone:</b>	(RF5) Row Housing Zone
<b>Proposed Zone:</b>	(RA7) Low Rise Apartment Zone
<b>Plan in Effect:</b>	Clareview Town Centre Neighbourhood Area Structure Plan

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