

9526 - 106 Avenue NW

Position of Administration: Support



Summary

Charter Bylaw 20657 proposes a rezoning from a (DC2.15) Site Specific Development Control Provision to a new (DC2) Site Specific Development Control Provision to allow for a low rise mixed-use building with a focus on supportive housing and support services. Bylaw 20656 proposes an associated amendment to the Boyle Street McCauley Area Redevelopment Plan (ARP) to facilitate the proposed rezoning.

Public engagement for this application included a pre-application notice (from the applicant), advanced notice, site signage, and information on the City's webpage. The City received no responses, however in pre-application engagement, the applicant reported that 7 people were heard from with 1 in support, and 6 in opposition. Most concerns were related to inadequate

management of the site, and the associated impacts on users of the site, residents, and businesses (crime, safety concerns, and social issues).

Administration supports this application because it:

- Allows for basic amenities for people experiencing houselessness and increases access to social supports and services, in alignment with The City Plan's "Inclusive and Compassionate" Big City Move.
- Allows for a broader population to access a shelter and associated support services on a site that has historically operated as a rooming house and drop-in centre.
- Is within the Centre City, which supports mixed-use and a variety of built forms.

Application Details

This application was submitted by The Mustard Seed.

Rezoning

The proposed (DC2) Site Specific Development Control Provision would allow development with the following key characteristics:

- A maximum height of 12.0 meters.
- A maximum floor area ratio of 1.3.
- Uses including, but not limited to: multi-unit housing, supportive housing, health services, community recreation services, and professional, financial and office support services.

Plan Amendment

Amendments to the Boyle Street McCauley Area Redevelopment Plan (ARP) are proposed to facilitate the proposed rezoning.

Amendments are proposed for Map 3, Map 15, Section 1.5 and Section 7.2.8 of the plan. A site specific policy is proposed to allow 'low-rise mixed use' on the subject site in Section 1.5 and 7.2.8 of the plan. Amendments to *Map 3: Areas Designated for Family Oriented Housing Opportunities* (remove the site from the area designated for family oriented housing opportunities) and *Map 15: Housing Renewal and Transition Sub-Area Generalized Land Use Concept* (create a new land use designation called 'low-rise mixed-use' and apply it to the site) are also proposed.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	(DC2.15) Site Specific Development Control Provision	Three storey mixed-use building (previously Operation Friendship's drop-in centre, rooming house, and office)

North	(RF3) Small Scale Infill Development Zone	Single detached housing Semi-detached housing Multi-unit housing
East	(RA7) Low Rise Apartment Zone	Single detached housing
South	(RF6) Medium Density Multiple Family Zone (PU) Public Utility Zone	Multi-unit housing vacant lots
West	(RF6) Medium Density Multiple Family Zone	Single detached housing Semi-detached housing



View of the site looking north from 106 Avenue NW (Google Maps, 2023)



View of the site looking southeast from the rear Lane (Google Maps, 2023)

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the proposed zoning and anticipated operation of the building are very similar to those that have been on the site for nearly 40 years. The proposed rezoning will allow the site to offer similar support, but will not be exclusive to a “senior” population. The basic approach included:

Pre-Application Notice (from applicant), Sept 11, 2023 - Oct 1, 2023

- Notification radius: 60 metres
- Number of recipients: 37
- Number of responses (as reported by the applicant): 7
- Main comments received (as reported by the applicant):
 - In support: 1
 - Supportive of the shelter and accompanying services, due to the need for these services.
 - In opposition: 6
 - Concern surrounding inadequate management of the site, and the associated impacts on users of the site, residents, and businesses (crime, safety concerns, social issues).
 - A focus on basic support does not address underlying issues (e.g. addiction).
 - Do not locate a shelter in a residential area.
 - Suggestions:

- Consider longer-term solutions instead of emergency beds.
- Distribute emergency shelters across the city.

Mailed Notice, Oct 10, 2023

- Notification radius: 60 metres
- Recipients: 37
- Responses: 0

Site Signage, Oct 11, 2023

- One rezoning information sign was placed on the property facing 106 Avenue NW.

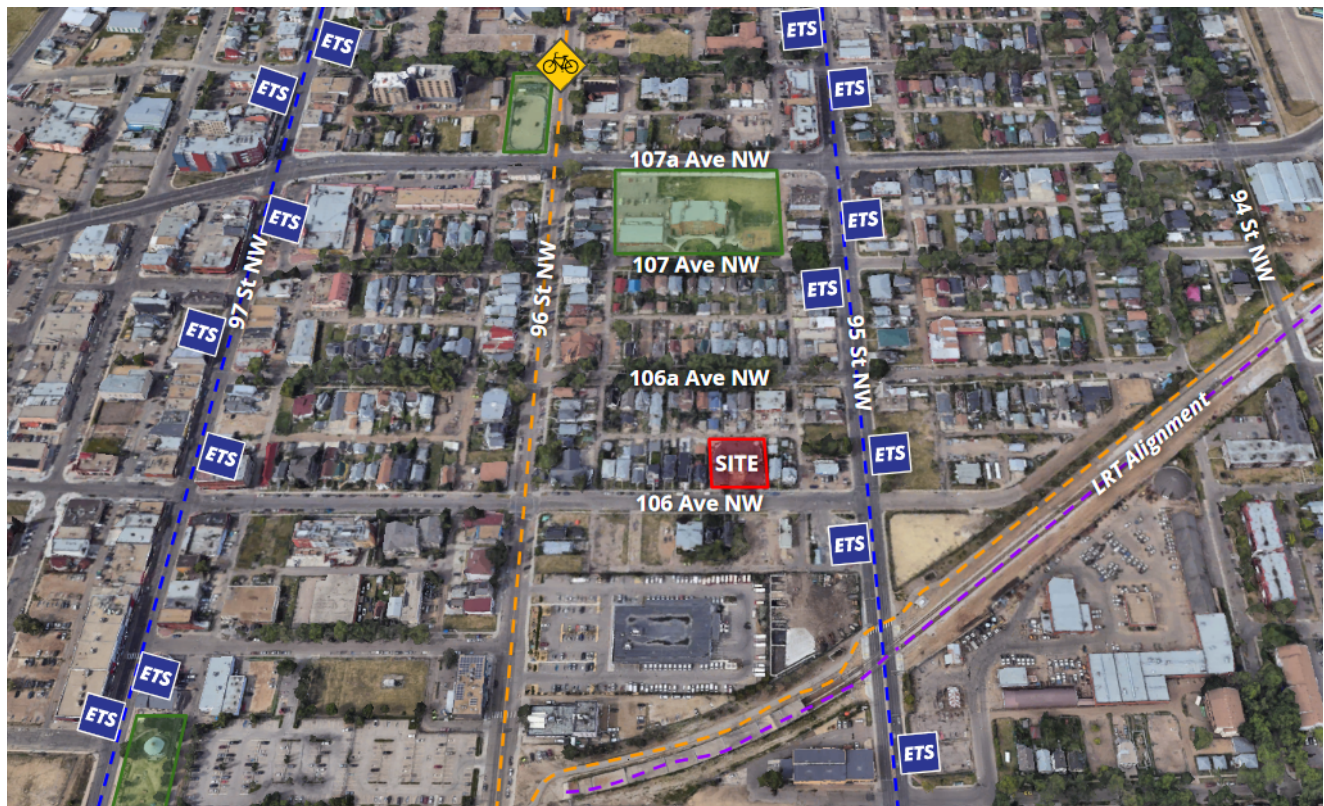
Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- McCauley Community League (no position from the community league was received at the time this report was written).

Application Analysis



Site analysis context

The City Plan

The City Plan is a high level policy document describing 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 of the 'Big City Moves' in The City Plan is "Inclusive and Compassionate". Targets associated with this move include that nobody is in core housing need and that there is no chronic or episodic houselessness in Edmonton. Through the proposed rezoning, the site can be utilized as supportive housing and offer support services to those experiencing houselessness. The application aligns with direct policy in The City Plan by: providing opportunities for all people to engage in community life and supporting those who are isolated, marginalized or at risk; establishing basic amenities throughout the city for people experiencing houselessness; supporting the elimination of poverty, its root causes and disparity in Edmonton's communities; and increasing access to social supports and resources.

The City Plan designates the site as within the Centre City, Edmonton's distinct cultural, economic, institutional and mobility hub with the highest density and mix of land uses. Centre City is well served by all modes of transportation including the convergence of mass transit, cycling and walking routes. 95 Street NW is identified as a District Route (mass transit service that enables frequent and rapid mobility within and between districts), in the mass transit network. The typical built form envisioned for Centre City is mid-rise and high-rise; therefore, this could be considered an underdevelopment of the site. Despite this, the intent of the

application is to allow for the adaptive reuse of the existing building so it is considered acceptable.

Area Redevelopment Plan

The Boyle Street McCauley Area Redevelopment Plan (ARP) was adopted in July 1994, and is in effect for the area. Map and text amendments to the plan are required to facilitate the proposed rezoning. The ARP identifies the need to provide and improve community social services in the area.

The site is within the 'Housing Renewal and Transition Sub-area' which envisions a mix of low to medium density residential buildings, and promotes more 'family-oriented housing' in the area. The proposed amendments will ensure that the rezoning aligns with the ARP, and will bring the ARP into further alignment with The City Plan "Inclusive and Compassionate" Big City Move by allowing for supportive housing and support services on a site which has historically operated as a boarding and lodging house with support services.

Land Use Compatibility

The current DC2.15 Provision was approved in 1983, allowing for the construction of a purpose-built low rise building for Operation Friendship Seniors Society (OFSS). From 1985 - February 2023, OFSS operated a drop-in program and rooming facility out of the building on site. The current DC2.15 Provision specifies that the clientele of the boarding and lodging house must be "elderly/seniors"; however, more modern practices direct that zoning should not prescribe specific users so the proposed DC2 Provision does not include age restrictive regulations. It would allow for a broader population to access the shelter and associated support services.

The proposed DC2 Provision introduces uses such as supportive housing, extended medical treatment services, and special events to ensure that the emergency shelter and social supports on site can adapt as needs change.

In the proposed DC2 Provision, the side and front setback requirements have been slightly reduced to ensure that the existing building aligns with the setback requirements in the proposed provision. When the building was originally constructed, variances were granted and the setbacks in the current DC2.15 Provision do not match the actual building setbacks.

Although it is the applicant's intent to reuse the existing building on site, if redevelopment were to occur in the future the built form allowed under the proposed DC2 Provision would be compatible with surrounding development and zoning. A comparison between the current and proposed DC2 Provisions is provided below:

	DC2.15 Current	DC2 Proposed
Typical Uses	<ul style="list-style-type: none"> • Boarding and lodging houses ('senior citizen apartment housing') • Community recreation services (drop-in centre) • Health services • Administrative support offices 	<ul style="list-style-type: none"> • Supportive housing • Community recreation services • Health services • Professional, financial, and office support services
Maximum Height	12.0 m	
Maximum Floor Area Ratio	1.3	
Minimum Front Setback (106 Ave NW)	2.5 m - 5.0 m	1.5 m
Minimum Interior Side Setback	East: 1.0 m - 2.5 m West: 2.5 m	East: 1.0 m West: 1.0 m
Minimum Rear Setback (Lane)	0.0 m	

Impact of Zoning Bylaw Renewal

At the time of writing of this report, the draft Zoning Bylaw 20001 is set for consideration at a City Council Public Hearing on October 16, 2023 as part of the Zoning Bylaw Renewal Initiative. If Zoning Bylaw 20001 is approved in October, the proposed (DC2) Site Specific Development Control Provision zone will remain the same provision effective January 1, 2024.

Mobility

Neighbourhood Renewal is ongoing in McCauley and Boyle Street. Improvements in the vicinity of this site include the narrowing of 106 Avenue to accommodate wider sidewalks and landscaping, curb extensions at intersections, and raised (separated) unidirectional bike lanes on 96 Street NW.

ETS operates bus service on 95 Street NW and local bus service on 97 Street NW. The site is within 150 metres walking distance from bus stops at the 106 Avenue NW / 95 Street NW intersection. Mass transit bus routes are anticipated to operate nearby on 95 Street NW, 97

Street NW and 101 Street NW as part of the future mass transit network associated with the 1.25 million population scenario of The City Plan.

Utilities

The proposed zoning change will not significantly impact the sewer and drainage systems in the area. In case of redevelopment, sewer requirements will need to be reassessed.

The applicant/owner will be responsible for all costs associated with providing required water supply including any changes to the existing water infrastructure required by the proposed zoning.

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