

## 10841, 10843, 10847, and 10849 - 79 Avenue NW Position of Administration: Non Support



### Summary

Charter Bylaw 20644 proposes a rezoning from the (RF6) Medium Density Multiple Family Zone to the (RA8) Medium Rise Apartment Zone to allow for a mid-rise residential building with limited ground floor commercial opportunities. Bylaw 20643 proposes an amendment to the 109 Street Corridor Area Redevelopment Plan (ARP) to facilitate the proposed rezoning.

Public engagement for this application included a mailed notice, site signage, information on the City's webpage, and a virtual meeting with a neighbouring property owner. Five people were heard from, with three expressing opposition. Most concerns were related to parking, traffic, and building height.

Administration **does not support** this application because it:

- Does not align with guiding principles and policies of the 109 Street Corridor Area Redevelopment Plan.
- Does not adhere to Envision 109 Streetscape Guidelines for the area.

## Application Details

This application was submitted by 1124746 Alberta Inc.

## Rezoning

The proposed (RA8) Medium Rise Apartment Zone would allow development with the following key characteristics:

- A maximum height of 23 metres (approximately 6 storeys).
- A maximum floor area ratio of 3.0 to 3.3.
- A minimum density of 75 Dwellings/hectare (approximately 12 dwellings).
- Limited commercial opportunities at ground-level.

## Plan Amendment

To facilitate the proposed rezoning, an amendment to the 109 Street Corridor Area Redevelopment Plan is proposed. The amendment would change one map and two policies, which limit development to four storeys if standard zoning is used and require the use of a Direct Control Zone for proposals over four storeys.

## Site and Surrounding Area

	Existing Zoning	Current Development
<b>Subject Site</b>	(RF6) Medium Density Multiple Family Zone	Single Detached Housing
<b>North</b>	Site Specific Development Control Provision	Four Storey Multi-unit Housing
<b>East</b>	(RF6) Medium Density Multiple Family Zone	Single Detached Housing
<b>South</b>	(CB1) Low Intensity Business Zone	Commercial Building (Specialty Food Services)
<b>West</b>	(RA7) Low Rise Apartment Zone	Single Detached Housing



View of the site looking southeast from the intersection of 109 Street and 79 Avenue NW (Google Street View, July 2023)



View of the rear lane as viewed from the east (September 2023)



View of the rear lane as viewed from the west (September 2023)

## Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application proposed a rezoning to a standard zone of the same category in the Zoning Bylaw and raised little response to advance notifications.

### Mailed Notice, June 02, 2022

- Notification radius: 120 metres
- Recipients: 114
- Responses: 5
  - In opposition: 3
  - Mixed/Questions only: 2

### Site Signage, July 04, 2022

- One rezoning information sign was placed on the property facing the intersection of 79 Avenue NW and 109 Street NW.

### Webpage

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

### Notified Community Organizations

- McKernan District Community League

- Queen Alexandra Community League
- The Garneau Community League
- Central Area Community Council

### Common comments heard:

- Happy to see redevelopment in the area, but concerned about additional building height.
- Would prefer to see the site developed with a four storey building as increased height will cause shadowing impacts on nearby properties.
- Increased density will result in additional traffic congestion and competition for parking.
- This development will decrease property values.

The McKernan Community league stated that they had no objections.

## Application Analysis



Site analysis context

### The City Plan

Within The City Plan, this site is located within the 109 Street Secondary Corridor. With both low rise and mid rise buildings expected along a Secondary Corridor, the site's location along an arterial roadway and proximity to the University-Garneau Major Node is seen to make this site appropriate for the higher end of this spectrum, a mid rise building.

## 109 Street Corridor Area Redevelopment Plan

This site is located within the Medium Scale Residential District of the 109 Street Corridor Area Redevelopment Plan (ARP), where it is designated for Stacked Row Housing. Facilitating the RA8 Zone in this location requires reclassifying the site to Apartment Housing and exempting it from policy limiting buildings to four storeys, both of which align with The City Plan's guidelines for a Secondary Corridor.

A key objective of the ARP is to balance the corridor's different users and improve the pedestrian realm in conjunction with redevelopment proposals. For this site, the plan directs the reconfiguration of the lane network by designating a new north-south lane at the rear of the site, and closing a portion of the existing east-west alley. This reconfiguration would orient building entrances towards 109 Street, reduce the number of vehicle-pedestrian conflict points and enable the future pedestrianization of the closed east-west lane through the use of patios, courtyards and other design features, as seen in Figure 1.



Figure 1

Figure 2 below shows how the ARP policies can be staged for this site. The first stage would be dedication of the new north-south lane in conjunction with this application. The second stage would be associated with future redevelopment of the site(s) to the south and includes a partial closure of the east-west lane, between 109 Street and the new north-south lane. This staged approach minimizes impacts on neighbouring properties, allowing the continued use of the east-west lane until redevelopment of the properties to the south takes place.

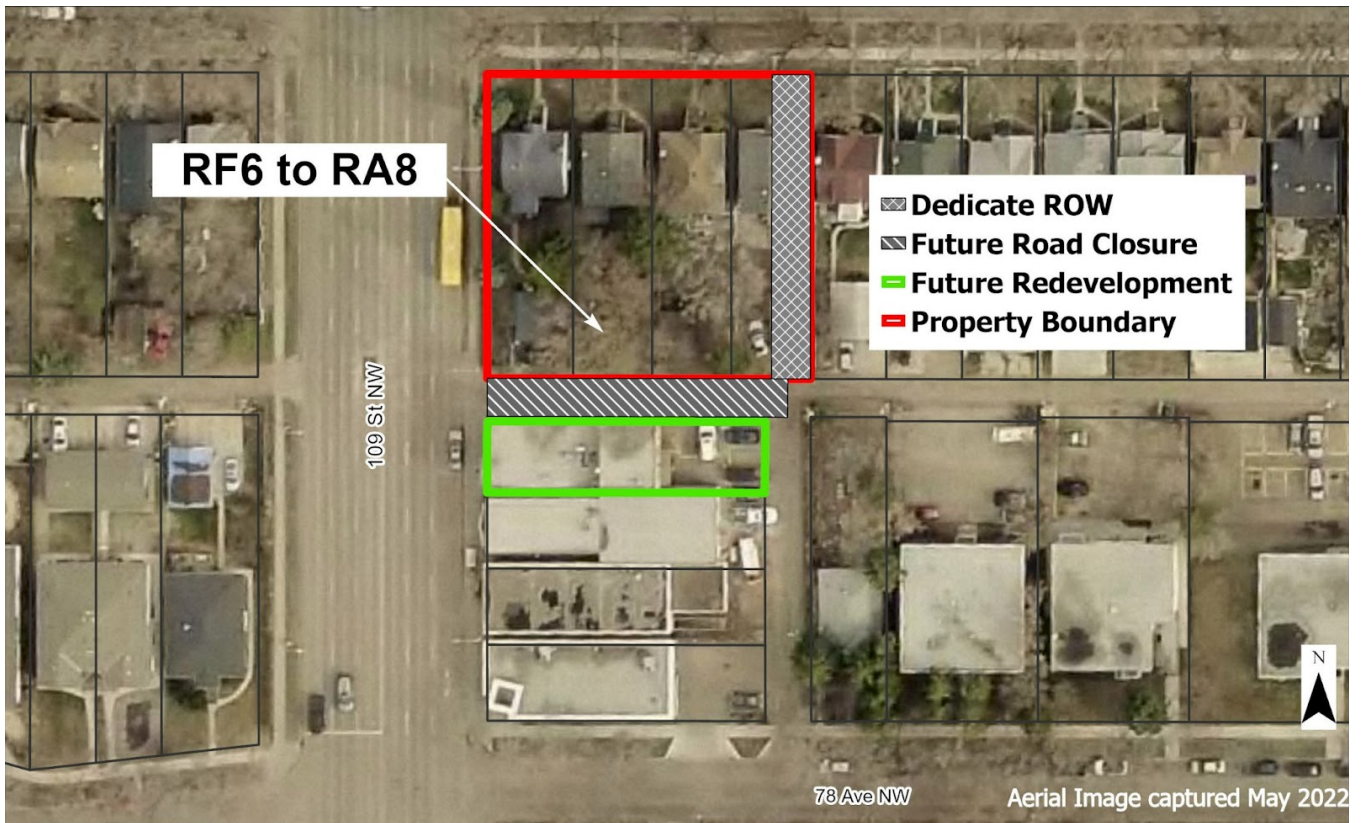


Figure 2

Ultimately, the applicant decided not to proceed with this staged approach citing the ARP considerations as financially challenging and the new north-south lane resulting in a significant loss of developable land.

While the RA8 Zone aligns with the long term vision for 109 Street, Administration considers the omission of roadway dedication for a north-south lane as a missed opportunity to align with the adjacent road network and restricts the ability to complete a connection running from Joe Morris to Tipton Park.

### 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. As a result, this report includes two outcomes contingent on whether Zoning Bylaw 20001 is approved. If Zoning Bylaw 20001 is approved in October, the proposed RA8 zone will become the RM Zone, with a 23 metre height modifier, effective January 1, 2024, and both zones are under consideration at this time. If Zoning Bylaw 20001 is refused, only the proposed RA8 zone is under consideration at this time.

### Land Use Compatibility

The proposed RA8 Zone allows for a 23.0 metre tall building (approximately six storeys), with limited opportunities for compatible commercial uses at ground level, such as child care services, specialty food services, and general retail stores.

While the majority of nearby properties are currently occupied by one storey single family homes, they are zoned with a mix of the RF6, RA7 and RA8 Zones. When these properties are redeveloped, they would be permitted to develop residential buildings between 16 and 23 metres tall (approximately four to six storeys). The proposed RA8 Zone will allow for an additional two storeys and provide an adequate transition into the neighbourhood once redevelopment of abutting properties has occurred.

Under Zoning Bylaw 20001, the proposed RA8 Zone would become the RM Zone with a height modifier of 23 metres, which is the same as permitted under the RA8 Zone. Front and side setbacks will also remain the same with key changes including, slightly higher floor area ratio when providing family oriented dwellings, smaller rear setback and a slightly lower minimum density requirement.

Increased density in this location is compatible with anticipated development in the area and will allow more people to live within walking distance to transit, parks, recreational facilities, and retail.

	<b>RF6 Current</b>	<b>RA8 Proposed</b>	<b>RM Proposed ZBR Equivalent</b>
<b>Typical Uses</b>	Multi-unit Housing	Multi-unit Housing	Multi-unit Housing
<b>Maximum Height</b>	16.0 m	23.0 m	23.0 m
<b>Front Setback Range</b> (109 Street)	4.5 m	4.5 m	1.0 m <sup>1</sup> - 4.5 m
<b>Minimum Interior Side Setback</b>	2.0 - 4.0 m (1.0 m per storey)	3.0 m	3.0 m
<b>Minimum Flanking Side Setback</b> (79 Avenue)	4.5 m	3.0 m	3.0 m
<b>Minimum Rear Setback</b> (Lane)	7.5 m	7.5 m	3.0 m

<sup>1</sup> Minimum setback where non-residential uses are developed on the ground floor and form a Main Street Development  
Attachment 2 | File: LDA22-0273 | Queen Alexandra November 06, 2023



<b>Maximum Site Coverage/Floor Area Ratio</b>	40 - 42%	3.0 - 3.3	3.0 - 3.7
<b>Minimum/Maximum Number of Principal Dwellings</b>	13 dwelling maximum	12 dwelling minimum	10 dwelling minimum

## Mobility

Frequent and local bus routes operate on 109 Street NW, with a bus stop less than 50m walk distance from the site.

Mass transit bus routes are anticipated to operate near the rezoning site on 109 Street NW and 82 Avenue NW in the 1.25 million population scenario of The City Plan.

## Utilities

Development allowed under the proposed zone would be required to include on-site stormwater management techniques utilizing a controlled outflow rate to mitigate its impact on the existing drainage infrastructure. Details of the required stormwater management would be reviewed at the Development Permit stage.

There is a deficiency in on-street fire protection adjacent to the property in terms of hydrant spacing and flow rates. The developer will be required to construct approximately 120m of new water mains and one new hydrant at their expense to address this deficiency. Edmonton Fire Rescue Services (EFRS) may be able to perform an Infill Fire Protection Assessment (IFPA) at the Development Permit stage to potentially alter or lessen on-street fire protection infrastructure upgrades, assuming certain criteria are met. 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.

## Appendices

### 1. Sun/Shadow Analysis

Written By: Jordan McArthur

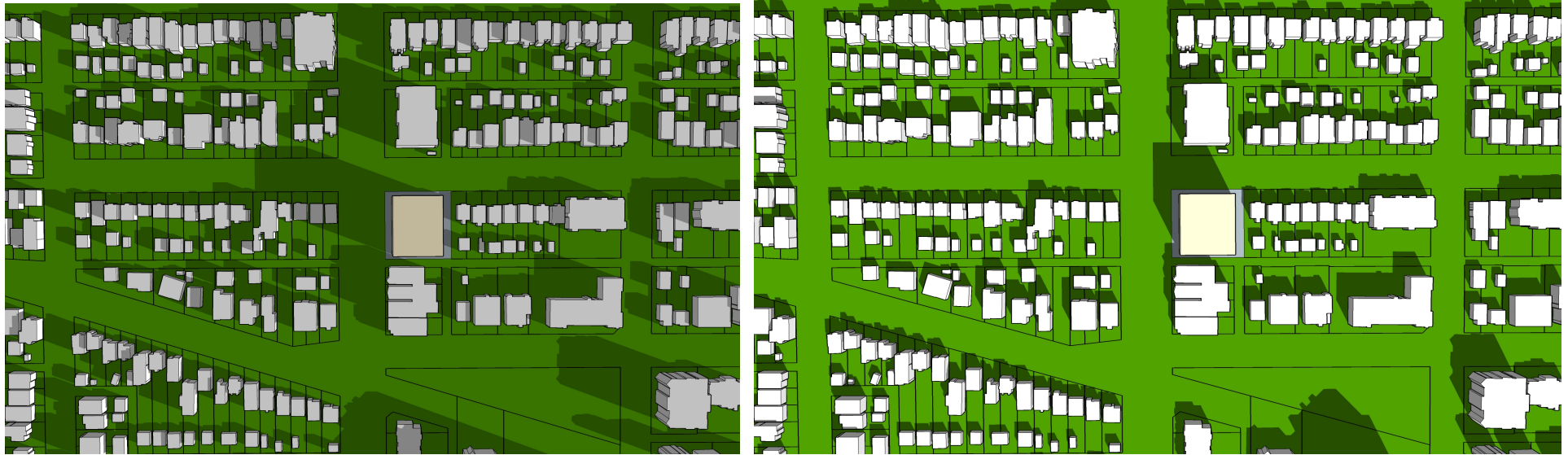
Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

# SUN/SHADOW STUDY

March/September 21



9AM

12PM



3PM