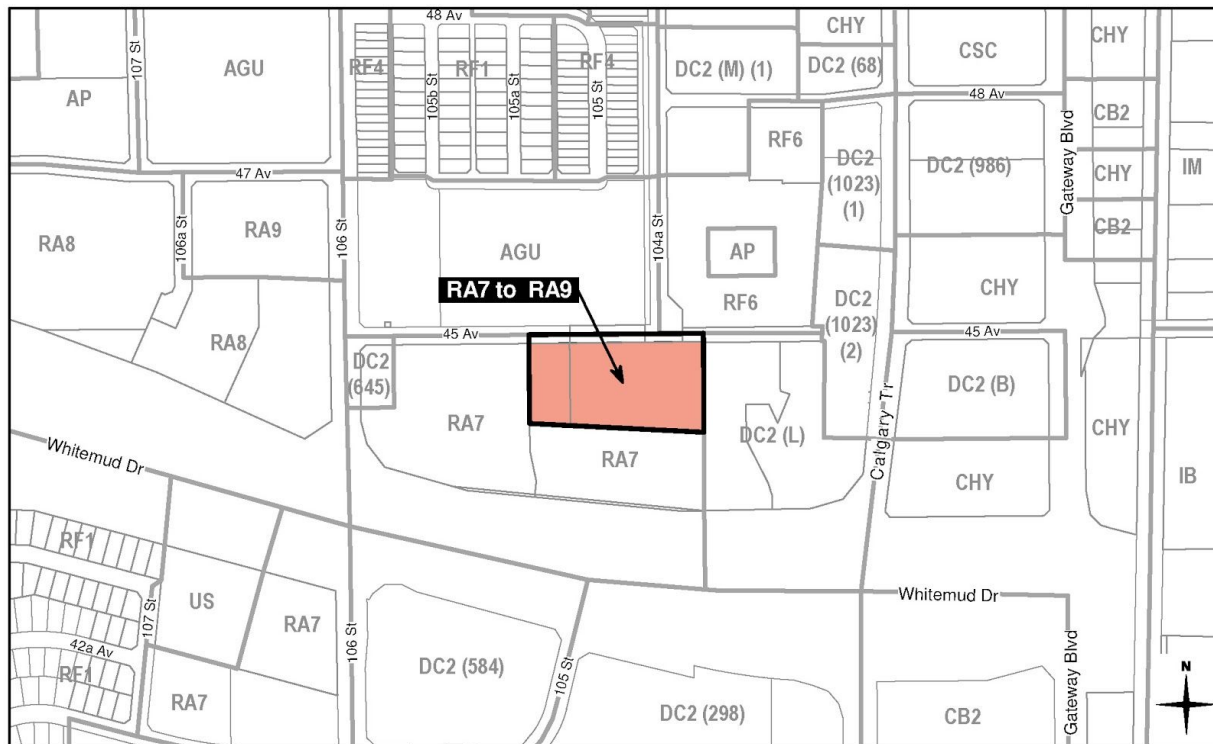




## ADMINISTRATION REPORT REZONING EMPIRE PARK

### 187 & 401 Southridge NW

To allow for high rise residential buildings.



## RECOMMENDATION AND JUSTIFICATION

Administration is in **SUPPORT** of this application because the proposed rezoning:

- increases residential density at a location complemented by an integrated bicycle network, nearby transit services and in close proximity to commercial developments; and
- is located within an appropriated sized residential complex site that minimizes the impacts of large scale development by transitioning well with the surrounding community.

## THE APPLICATION

CHARTER BYLAW 19378 to amend the Zoning Bylaw from the (RA7) Low Rise Apartment Zone to the (RA9) High Rise Apartment Zone. The purpose of the proposed (RA9) High Rise Apartment Zone is to allow for a multi-unit housing redevelopment that will contain high rise residential buildings. Based on the size of this subject site, this zone would allow for a development of buildings with the following characteristics:

- A maximum height of 60.0 m (approximately 20 storeys);
- A maximum floor area ratio of 4.3; and
- Up to 1045 residential dwellings.

## SITE AND SURROUNDING AREA

The subject site is approximately 1.9 hectares and currently comprises 97 units in an apartment building and three row housing buildings. The site is located within a larger multi-residential development, *Southridge*, generally located north of Whitemud Drive and east of 106 Street NW. The remaining portions of the *Southridge* development to the west and south contain additional row housing dwelling units. Access to the site is granted from 45 Avenue NW, a local road abutting the site from the north and directly across the L.Y. Cairns School with open green spaces.

The site is surrounded by a mix of multi-residential units with the majority of medium density developments found to the northeast, east, south and west. Further west across 106 Street NW are additional high density multi-residential housing units in the form of low, mid and high rise apartment building typologies. Low density residential housing in the form of Single Detached and Semi-Detached Housing are located further north of L.Y. Cairns school.

The area of rezoning and the *Southridge* site are well situated near major roadways and located within walking distance to commercial uses north along 51 Avenue NW and Calgary Trail NW to the northeast, approximately 565 m and 470 m respectively. Additional walkable opportunities include a commercial site development directly south across Whitemud Drive, and Southgate Mall with its LRT station located approximately 800 m to the west of the *Southridge* development. Additional bus transit opportunities are found closer to the subject properties along 106 Street NW to the west and 51 Avenue NW north of the site. The dedicated north and south bicycle lanes on each side of 106 Street NW further provide other modes of transportation opportunities for the development and other surrounding areas.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(RA7) Low Rise Apartment Zone	<ul style="list-style-type: none"> <li>Multi Unit Housing (low rise apartments and row housing)</li> </ul>
<b>CONTEXT</b>		
North & Northeast	<ul style="list-style-type: none"> <li>(AGU) Urban Reserve Zone</li> <li>(RF6) Medium Density Multiple Family Zone</li> </ul>	<ul style="list-style-type: none"> <li>Public Education Services (L.Y. Cairns School)</li> <li>Multi Unit Housing (stacked row housing)</li> </ul>
East	(DC2) Site Specific Development Control Provision	Multi Unit Housing (stacked row housing)
South	(RA7) Low Rise Apartment Zone	Multi Unit Housing (row housing)
West	(RA7) Low Rise Apartment Zone	Multi Unit Housing (row housing)



VIEW OF SITE LOOKING WEST  
(EXISTING APARTMENT AT 401 SOUTHRIDGE NW)



VIEW OF SITE LOOKING EAST  
(EXISTING ROW HOUSING AT 187 SOUTHRIDGE NW)

## PLANNING ANALYSIS

### LAND USE COMPATIBILITY

The Site is located on the south edge portion of the Empire Park neighborhood near the Whitemud Drive and Calgary Trail corridors within easy access to services, openspaces and integrated well with other higher density residential developments. This high density pattern of development including larger building forms transitions northward from Whitemud Drive into lower density single detached and semi-detached housing types north of 48 Avenue NW within the inner portions of Empire Park.

In respect to similar built forms as with this proposed rezoning, the Empire Park neighbourhood includes a number of existing 12 and 16 storey high-rise buildings located on the north side of Whitemud Drive NW between 106 Street NW and Southgate mall; the closest high rise tower being 300 metres west of the subject rezoning area. The proposed (RA9) High Rise Apartment Zoning would facilitate similar built forms and massing along this portion of the Whitemud Drive corridor.

A Sun-shadow Impact Study was requested as part of this application to demonstrate the potential impacts of the full built form of a high-rise product on surrounding properties including those lower density forms of housing further north between 47 Avenue NW and 48 Avenue NW. Appendix 1 shows potential shadows during the equinoxes and solstices throughout the year demonstrating minimal impacts found on surrounding areas. To minimize shadow impacts, the (RA9) High Rise Apartment zone requires adherence that floor plates shall not exceed 850 m<sup>2</sup> to promote slim tower designs as shadows from the slender buildings typically pass more quickly. As depicted in the Sun-shadow Impact Study, the additional high rise built forms have minimal impact on the school, park and adjacent residential uses for short periods lasting a few hours during the winter solstice; whereas sunlight access for these surrounding lands remains generally constant during other months of the year. The applicant further indicates that the majority of the shadow impacts can be mitigated through site planning and detailed design. In accordance with Section 14 of the Zoning Bylaw, a subsequent Sun-shadow Impact study for a



specific design may be required during the development permit review to ensure shadowing impacts are minimal.

Overall, the placement of the (RA9) High Rise Apartment Zone will facilitate the provision of additional residential units while minimizing impacts on the lower density housing forms elsewhere on the *Southridge* development and surrounding properties.

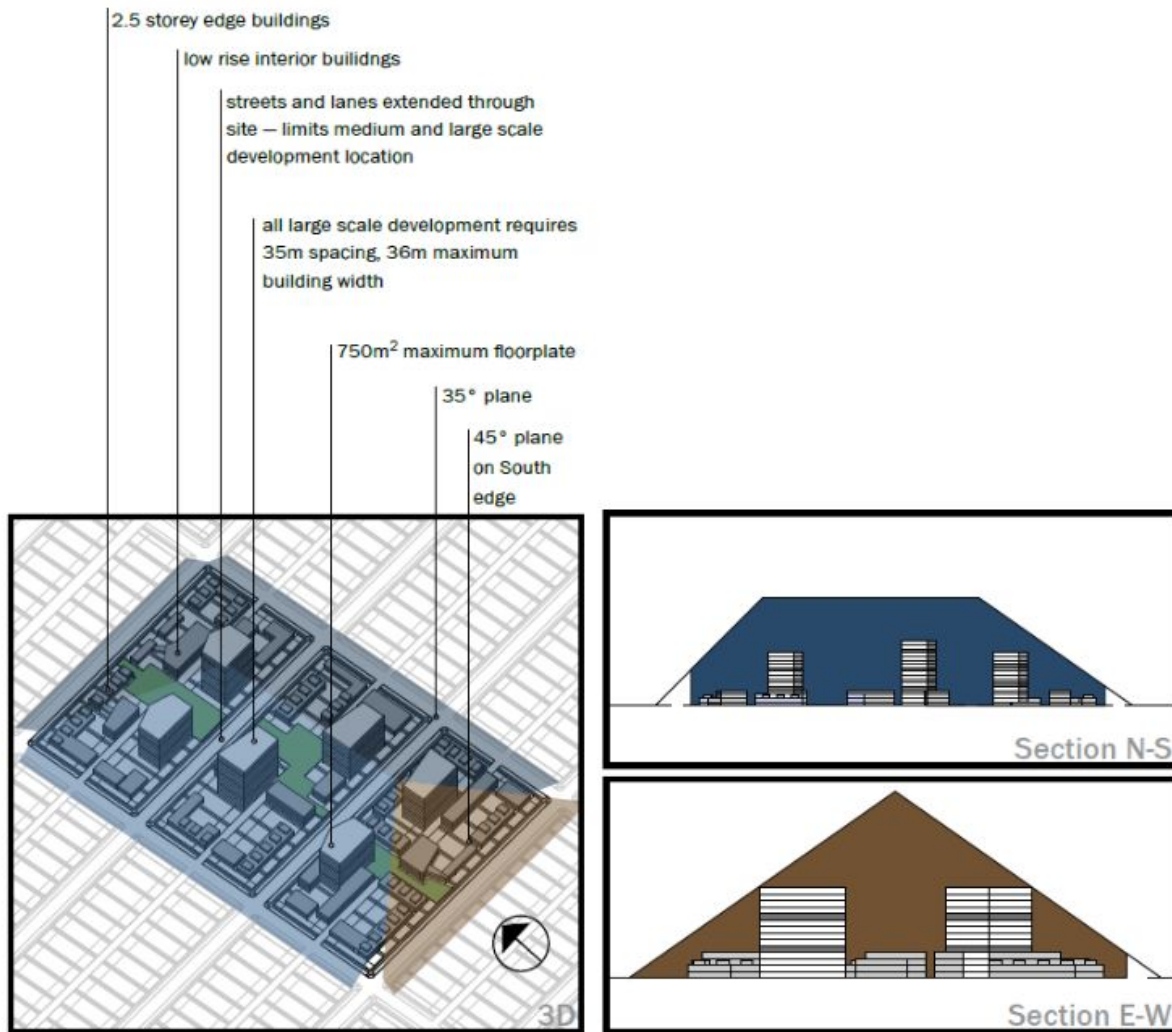
## **APPLICABLE GUIDELINES**

### Residential Infill Guidelines

This application was reviewed relative to the Residential Infill Guidelines (RIG) for High Rise Apartments. The RIGs suggest that suitable locations for high rise apartments should be on sites of three (3) hectares located on the periphery of a neighbourhood as in the case for this application and when reviewing comprehensively with the entire *Southridge* development. The area of rezoning, almost two (2) hectares, is part of the *Southridge* development grossing a total area of over five (5) hectares of land achieving the intent of the Large Infill Site guidelines for mid rise and high rise developments.

The high rise proposal for the northern portions of the *Southridge development* will harmonize the regulations with those applicable to the southern portions, across the larger site, allowing for additional heights on the currently zoned land for low rise and row housing developments. The intended high rise redevelopment for this area of *Southridge* is to be buffered with the built forms of the (RA7) Low Rise Apartment and (DC2) Direct Control Provision zoning on the three edges (east, south and west). The site further transitions to the low density residential properties within the inner areas of Empire Park in combination with other medium density housing forms found in the (RF6) Medium Density Multiple Family Zone to the northeast, local roads, a school bus turnaround, and the L.Y. Cairns site with open green space areas to the north.

The placement of such features transition the building height down to the neighbourhood and align generally with the Large Infill Site Guidelines as shown in the following figure:



LARGE STIE INFILL GUIDELINES - 5.0 HECTARE OR APPROXIMATELY THREE CITY BLOCKS

## TECHNICAL REVIEW

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

Infrastructure upgrades will be required at the development permit stage with the owner/developer responsible for the costs.

A Traffic Impact Assessment (TIA) was reviewed with this application. It showed that the estimated impact of the (RA9) High Rise Apartment Zone will not unduly affect the current surrounding transportation infrastructure. The transportation network will continue to operate within acceptable standards and provide adequate access for all transportation modes. With redevelopment, the following recommendations from the TIA shall be considered at the subdivision and development permitting stages:

- Modifications to the existing Southridge site access to 45 Avenue NW loop abutting the L.Y. Cairn School site to eliminate the skew angle and 'T' into 45 Avenue NW to create a right-angle approach with stop sign;
- Implementation of a new site access approach to be constructed from 104A Street NW; and
- Replacing the yield control at 48 Avenue NW and 104A Street NW intersection with stop-control.

The Parks Planning Unit, Edmonton Public School Board and Catholic School Board expressed no objection to the proposed rezoning. A letter of support was received from the L.Y. Cairns School for this proposal.

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> February 20, 2020	<ul style="list-style-type: none"> <li>• Number of recipients: 117</li> <li>• Number of responses in support: 2</li> <li>• Number of responses with concerns: 2</li> <li>• Common comments included: <ul style="list-style-type: none"> <li>• Perception of increased crime</li> <li>• impacts to existing sidewalks and road infrastructure</li> <li>• Shadowing near 48 Avenue NW</li> </ul> </li> </ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"> <li>• <a href="https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/empire-park-planning-applications.aspx">https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/empire-park-planning-applications.aspx</a></li> </ul>

Two letters of support have been received for this rezoning application providing support from representatives of L.Y. Cairns School and the Southtrail Plaza along the west side of Calgary Trail NW, approximately 165 metres south of 48 Avenue NW.

In lieu of a formal Public Engagement Session, Administration met with the applicant and a resident north of the L.Y. Cairns School Site to share details and discuss the application. The intent was to ensure all parties fully understood the application and respond to concerns raised. The citizen has acknowledged the crime prevention methods for the *Southridge* development which will include adequate lighting, surveillance and applying Crime Prevention Through Environmental Design (CPTED) principles during the design and permitting phases of the redevelopment. Neighbourhood renewal programming with the City of Edmonton for the impacts on existing road and sidewalk infrastructure will be monitored over time.

## CONCLUSION

Administration recommends that City Council **APPROVE** this application.

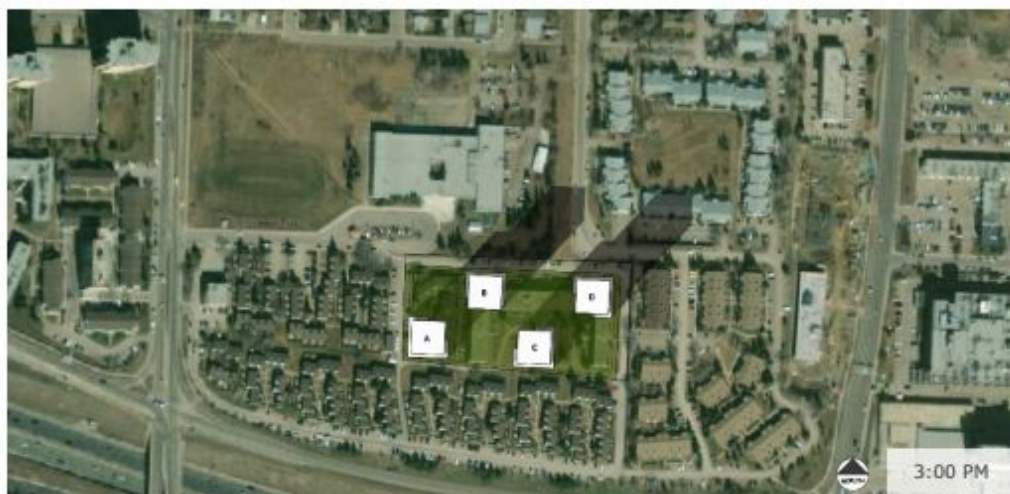
## **APPENDICES**

- 1 Sun-shadow Impact Study
- 2 Application Summary



## SUN-SHADOW IMPACT STUDY

### Sun/Shadow Study – Spring Equinox (20-March)



**Sun/Shadow Study – Summer Solstice (20-June)**





**Sun/Shadow Study – Fall Equinox (22-September)**



**Sun/Shadow Study – Winter Solstice (21-December)**



## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19378
Location:	South of 45 Avenue NW near 104A Street NW
Addresses:	187 & 401 Southridge NW
Legal Descriptions:	Units 1-13, Condominium Plan 8722914; and Units 1-84, Condominium Plan 8722912
Site Area:	1.9 Ha
Neighbourhood:	Empire Park
Notified Community Organizations:	Empire Park S. W. Community League
Applicant:	Dialog

### PLANNING FRAMEWORK

Current Zone:	(RA7) Low Rise Apartment Zone
Proposed Zone:	(RA9) High Rise Apartment Zone
Plan in Effect:	None
Historic Status:	None

Written By:  
Approved By:  
Branch:  
Section:

Marty Vasquez  
Tim Ford  
Development Services  
Planning Coordination