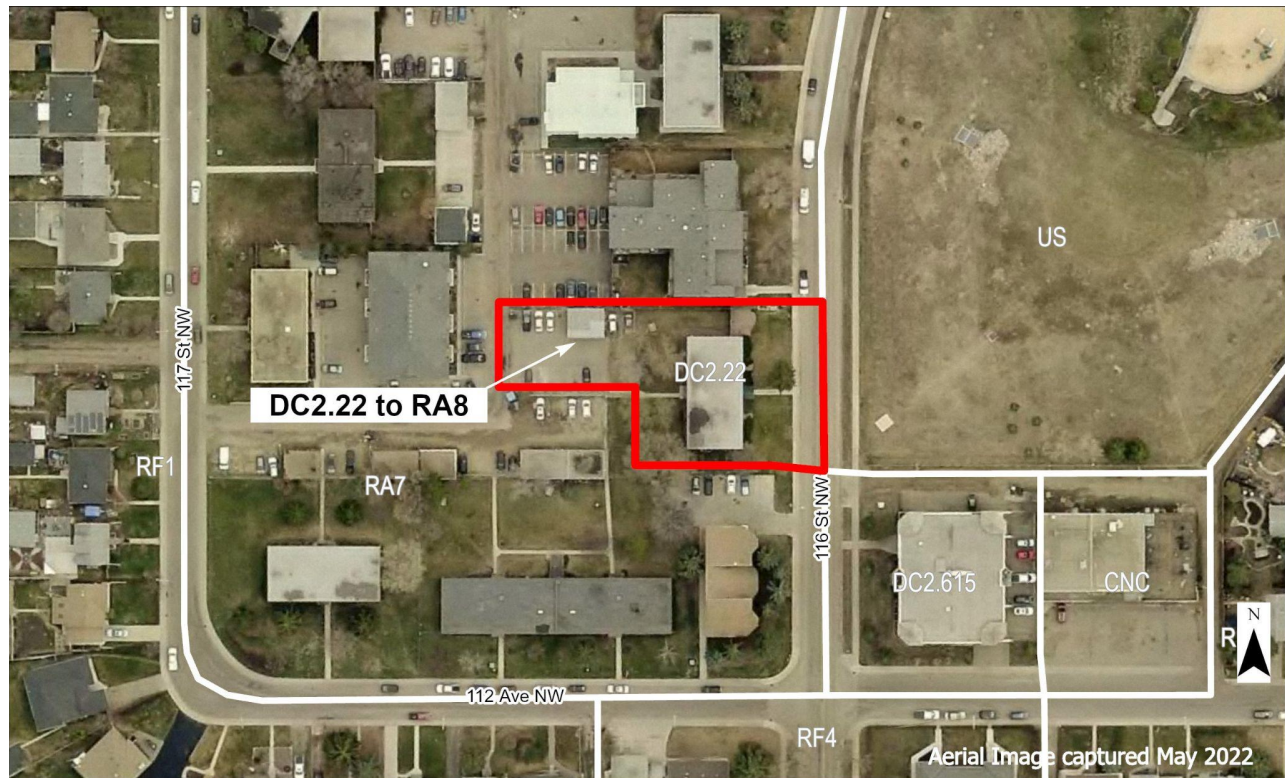


11214 - 116 Street NW

Position of Administration: Non support



Summary

Charter Bylaw 20687 proposes a rezoning from a (DC2.22) Site Specific Development Control Provision to the (RA8) Medium Rise Apartment Zone to allow for medium rise multi-unit housing.

Public engagement for this application included a mailed notice, site signage and information on the City's webpage. Two people were heard from, with one in support and one in opposition. Concerns were related to the belief that the RA8 Zone should be reserved for nodes and corridors and concerns about increased parking and height impacts.

Administration does not support this application because it is not aligned with The City Plan:

- The site is not within an identified node or corridor where mid-rise buildings are expected.
- The interior of the neighbourhood does not meet the criteria for a Local Node where mid-rise buildings can be considered.

Application Details

This application was submitted by Situate Planning & Design on behalf of PRAGMA Inc.

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

- A residential building with limited commercial opportunities at ground level, such as child care services, general retail stores and specialty food services.
- A height of up to 23 metres (approximately 6 storeys)

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	(DC2.22) Site Specific Development Control Provision	2.5 storey multi-unit housing
North	(RA7) Low Rise Apartment Zone	4 storey multi-unit housing
East	(US) Urban Services Zone	Open space - dry pond
South	(RA7) Low Rise Apartment Zone	3 storey multi-unit housing
West	(RA7) Low Rise Apartment Zone	3 storey multi-unit housing



View of site looking southwest from 116 Street NW



View of site looking east from rear lane

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because there were few responses to the initial mailed notification. The basic approach included:

Mailed Notice, August 9, 2023

- Notification radius: 60 metres
- Recipients: 97
- Responses: 2
 - In support: 1
 - In opposition: 1
 - Questions only: 3

Site Signage, October 18, 2023

- One rezoning information sign was placed on the property facing 116 Street NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Prince Rupert Community League

Common comments heard:

- The City Plan encourages the RA8 Zones in many nodes and corridors, but not here.
- The current parking lot won't be enough parking for a larger building.
- Two more storeys would not fit with the character of the neighbourhood.
- Already plenty of commercial space (some vacant) so more is not needed.
- This area could use redevelopment like that which is happening in other places in the City.

The Prince Rupert Community League contacted Administration to ask some questions about the proposed rezoning but did not provide any position or comments.

Application Analysis

The City Plan

The City Plan directs more intense forms of development to a network of nodes and corridors with typical built forms identified as per the table below.

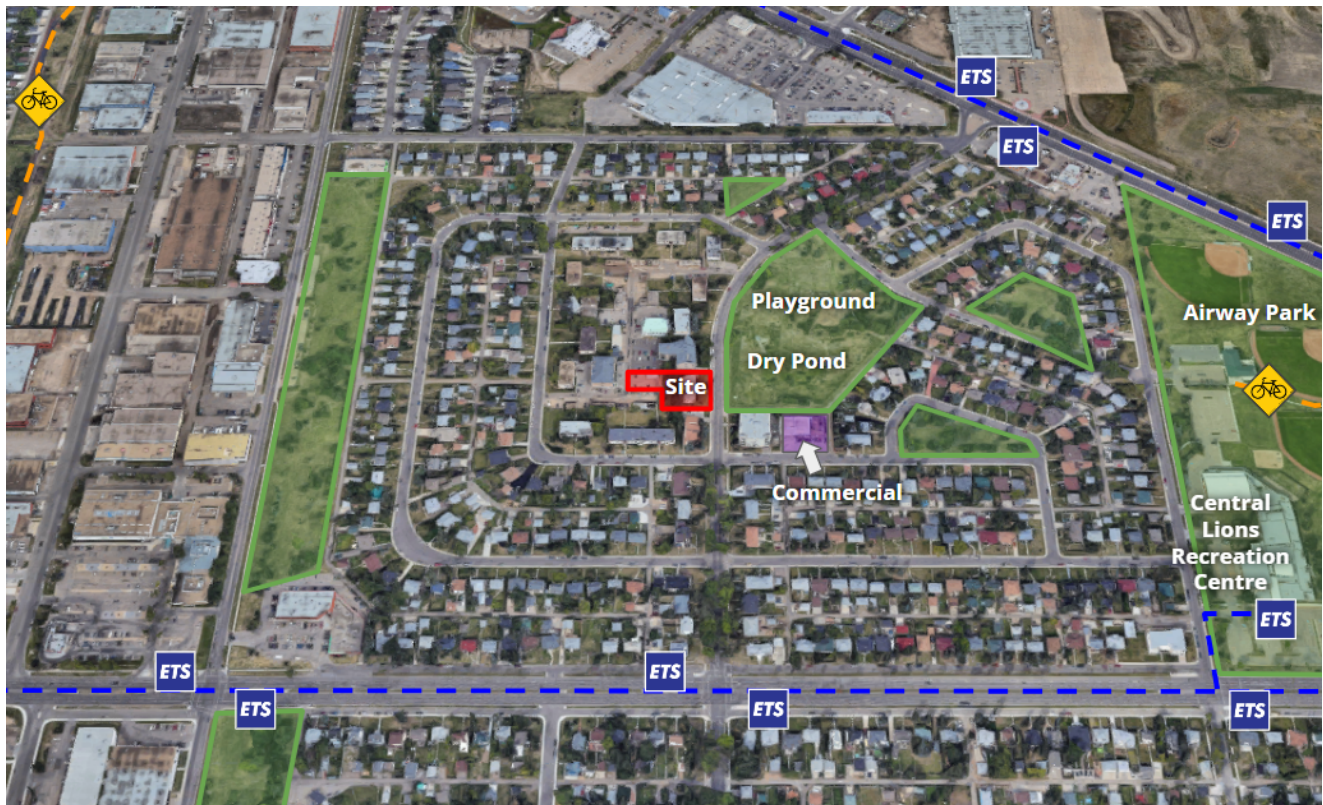
	Low Rise	Mid Rise	High Rise
Secondary Corridor	Yes	Yes	No
Primary Corridor	No	Yes	Some
Local Node	Yes	Some	No
District Node	No	Yes	Some
Major Node	No	Yes	Yes
Centre City	No	Yes	Yes

This site is not within this network and it is not in a transition area away from a node or corridor at the edge of a neighbourhood. As indicated in the table above, Local Nodes could allow for some mid rise buildings, however, their specific locations are not identified in The City Plan and are being determined through the District Planning process. The City Plan does indicate that Local Nodes are expected to emerge and flourish as neighbourhoods change over time and offers the following description:

"A local node serves a residential neighbourhood or business area and includes existing or new small scale activity centres. It is a community focal point for business, services, gathering and housing. Local nodes are people places and support activity and animation. They are

integrated within their neighbourhood and feature strong pedestrian and cycling linkages and transit.”

Based on this description, the surrounding area is not considered to be a Local Node at this time. There is a small commercial strip mall nearby but there is not a volume or variety of businesses to be considered a community focal point or activity centre. The adjacent open space offers some animation through a playground but lacks more elements like a school, community league building or sports field. Also, more transit and cycling connections are needed to link the interior of the neighbourhood to surrounding corridors and shared pathways. Improvements in these areas are needed to show that this is an emerging Local Node before mid rise buildings should be considered.



Site analysis context

The City Plan encourages making intentional choices about where certain types of development should and should not occur. Administration’s recommendation is based on intentionally supporting the nodes and corridors strategy by not recommending approval of development outside of this network, that would be more appropriate within it.

Impact of Zoning Bylaw Renewal

At the time of writing of this report, Zoning Bylaw 20001 has been approved but is not yet in effect. As a result, if proposed Charter Bylaw 20687 is approved, the RA8 Zone would be effective until December 31, 2023, while the RM h23.0 Zone would become effective January 1, 2024.

Land Use Compatibility

This site is located within a large existing pocket of zoning allowing for low rise multi-unit housing under the (RA7) Low Rise Apartment Zone and across from open space. The RA7 Zone is

nearly identical to the proposed RA8 Zone except for maximum height and floor area ratio, where RA8 essentially allows for two more storeys. Given this surrounding context, an additional two storeys on this site is a compatible form of development and, if approved, is not anticipated to create negative impacts on surrounding properties.

The table below shows key differences between the current and proposed zone and also includes details of the RM h23.0 Zone, which would come into effect on January 1, 2024 for this site, if this rezoning is approved.

	DC2.22 Current	RA8 Proposed	RM h23.0 Zoning Bylaw 20001 Equivalent
Typical Uses	Apartment Building, Stacked Row Housing, including Row Housing and Linked Housing, Homecrafts, Group Homes, Daytime Child Care Services ¹	Multi-unit Housing, Supportive Housing, Child Care Services, Health Services, Specialty Food Services	Residential, home based business, child care service, food and drink service, indoor sales and service
Number of Dwellings	No min Max: 37	Min: 14 No max	Min: 14 No max
Maximum Floor Area Ratio	1.5	3.0 - 3.3	3.0 - 3.7
Maximum Height	14.0 m	23.0 m	23.0 m
Minimum Front Setback (116 Avenue NW)	6.0 m	4.5 m	4.5 m

¹ These uses are based off the Edmonton Land Use Bylaw 5996 in effect in 1984 when this DC2 was approved.

Minimum Side Setbacks (North & South)	3.5 m	3.0 m	3.0 m
Minimum Rear Setback (Lane)	7.0 m	7.5 m	3.0 m

The differences between the proposed RA8 Zone and the RM h23.0 Zone under Zoning Bylaw 20001 are negligible for this site.

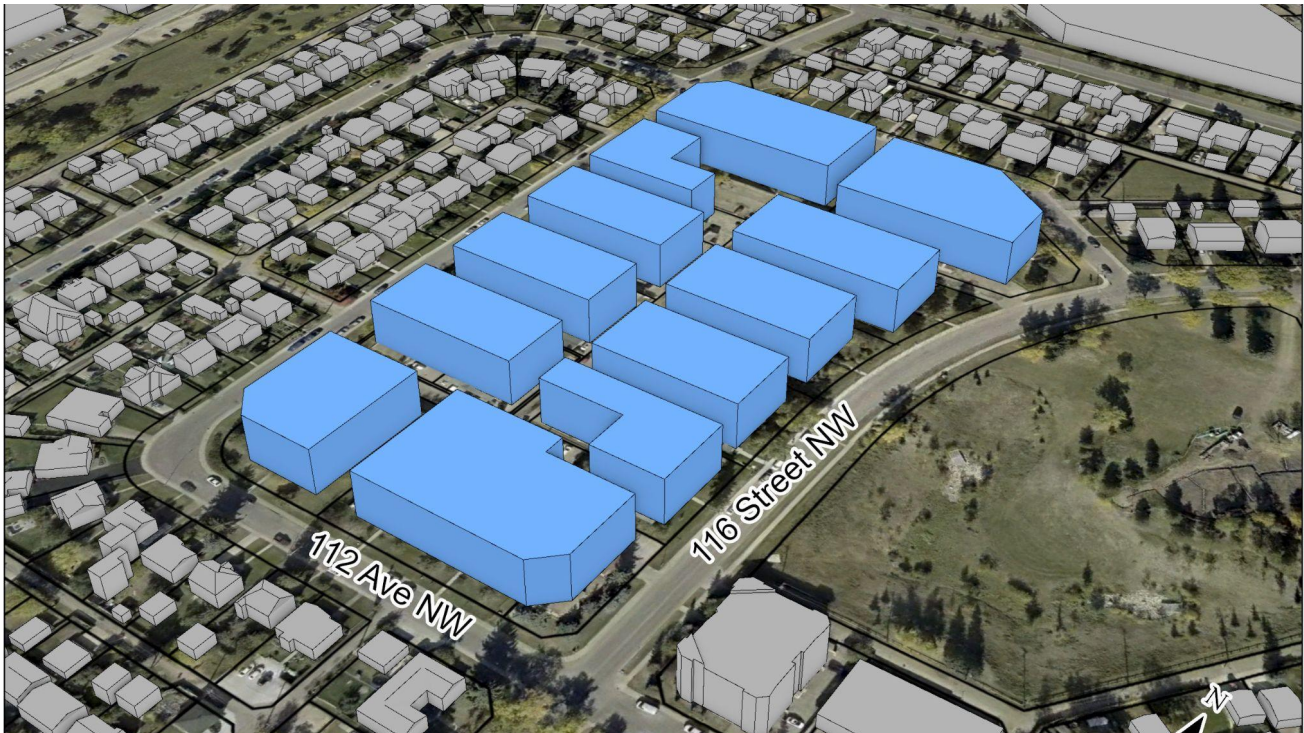
Existing Redevelopment Potential

This site would be a strong candidate for satisfying the criteria for low rise development because it is adjacent to existing low rise forms, along a collector road, and across from open space.

Below is a comparison of the existing building massing of this area compared to what could be developed under the RM h16.0 Zone (which all existing RA7 will become under Zoning Bylaw 20001 on January 1, 2024). The subject rezoning site is also shown as RM h16.0 Zone in the second image.



Existing building massing



Existing zoning (RM h16.0) building massing

Combined, the RM h16.0 Zone already allows for over 61,000 m² of additional floor area beyond what is currently built. Assuming a typical mixture of one to three bedroom dwellings, this equates to approximately 800 to 900 additional dwellings that are possible under RM h16.0 Zone on the interior of Prince Rupert going forward. Therefore, there is no need to diverge from the

nodes and corridors strategy in order to significantly increase residential density on the interior of the neighbourhood and support related objectives in The City Plan.

Mobility

Vehicular access to the site is via the adjacent lane to the west. Requirements for upgrades to the lane will be determined at the Development Permit stage.

ETS operates bus service on 111 Avenue NW and Kingsway NW. The site is approximately 300 metres walking distance to the nearest bus stops, located on 111 Avenue NW. Mass transit bus routes are anticipated to operate on 111 Avenue NW and Kingsway NW as part of the future mass transit network associated with the 1.25 million population scenario of The City Plan.

Utilities

Sanitary and storm service connections are available to the site. With redevelopment, onsite stormwater management, a reduced discharge rate, and a private drainage system consisting of a storm sewer service connection and/or low impact development (LID) will be required.

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.

Written By: Andrew McLellan

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination