

## 10416 - 86 Avenue NW Position of Administration: Support



### Summary

Charter Bylaw 20683 proposes a rezoning from the (RF4) Semi-detached Residential Zone to the (RA7) Low Rise Apartment Zone to allow low-rise multi-unit housing with limited ground level commercial opportunities. Bylaw 20682 proposes an amendment to the Strathcona Area Redevelopment Plan (ARP) to facilitate the proposed rezoning.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. Approximately 6 people were heard from. Most concerns were related to the introduction of commercial uses, and the large scale of the building if it were to be redeveloped.

Administration supports this application because it:

- Aligns the existing building on site with the zoning.
- Aligns with the infill objectives of The City Plan by allowing for diverse built form within the Calgary Trail / Gateway Boulevard Primary Corridor, and allowing for denser redevelopment on the site in the future.

## Application Details

This application was submitted by Zahir Shivji.

## Rezoning

The proposed (RA7) Low Rise Apartment Zone would allow development with the following key characteristics:

- Multi-unit residential with the opportunity for limited ground level commercial opportunities.
- A maximum height of 16.0 metres (approximately four storeys).
- A maximum floor area ratio of 2.3.

## Plan Amendment

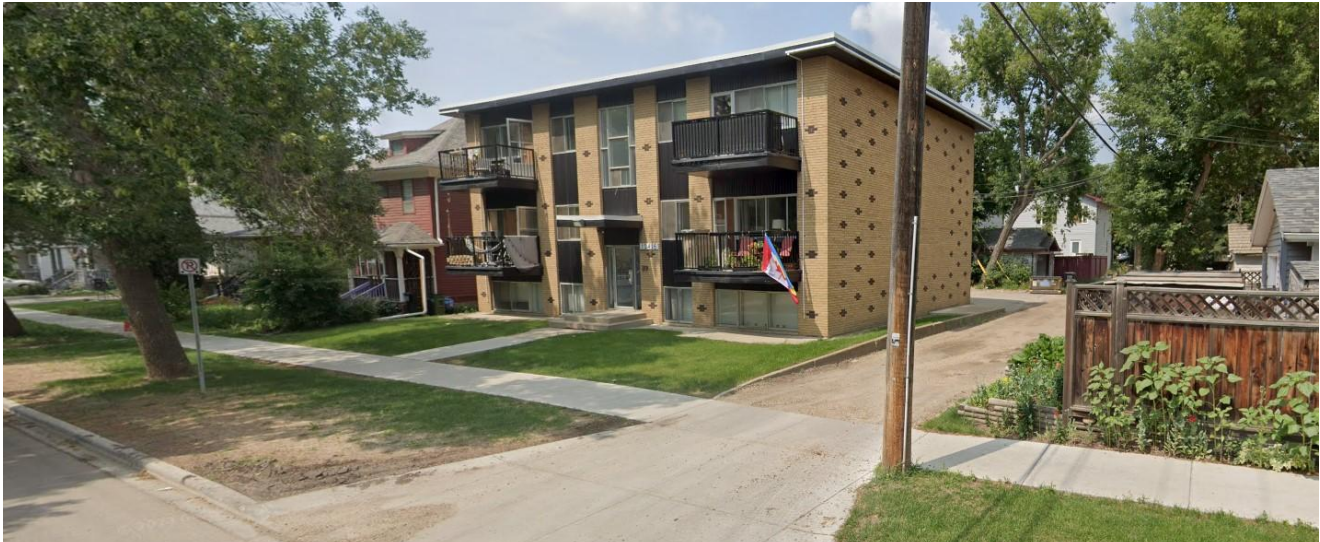
Amendments to the Strathcona Area Redevelopment Plan (ARP) are required to facilitate the proposed rezoning. Site specific exception sub-policies are proposed for policies 1, 3, and 4 in the Mixed Low and Medium Density Residential Area of the ARP. The exception policies would allow for a low-rise mixed use building on the subject site.

## Site and Surrounding Area

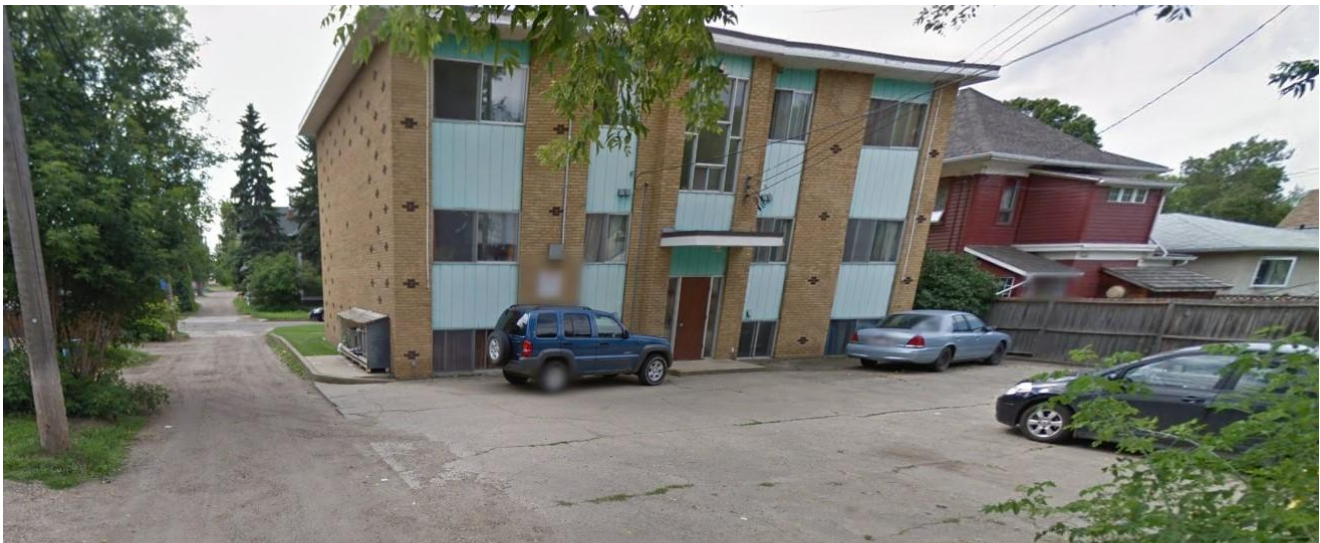
	Existing Zoning	Current Development
<b>Subject Site</b>	(RF4) Semi-detached Residential Zone	Walk-up apartment
<b>North</b>	(RF4) Semi-detached Residential Zone	Single detached housing
<b>East</b>	(RF4) Semi-detached Residential Zone	Single detached housing Single detached commercial conversions Sarah Currie Residence
<b>South</b>	(RF4) Semi-detached Residential Zone (DC1) Direct Development Control Provision	Single detached housing Hugh Duncan Residence



<b>West</b>	(RF4) Semi-detached Residential Zone	Duncan MacDonald Residence Semi-detached housing
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*View of the site looking northwest from 86 Avenue NW.*



*View of the site looking south-west from the flanking lane.*

## **Community Insights**

This application was brought forward to the public using a basic approach. This approach was selected because the proposed zone is similar to the existing building on the site. The basic approach included:

### **Mailed Notice, September 29, 2023**

- Notification radius: 60 metres
- Recipients: 29
- Responses: 6

- In support: 0
- In opposition: 2
- Mixed: 2
- Questions only: 2

### **Site Signage, October 5, 2023**

- One rezoning information sign was placed on the property facing 86 Avenue NW.

### **Webpage**

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

### **Notified Community Organizations**

- Strathcona Centre Community League
- Central Area Council

### **Common comments heard**

- Opposition:
  - Commercial uses are incompatible on an interior residential street (3).
  - The building would be too tall and large if redevelopment were to occur (2).
  - Increased traffic congestion and on-street parking use.
  - Displacement of existing residents if redevelopment were to occur.
- Mixed:
  - Accepting of the existing low-rise residential building.
- Questions:
  - What is the applicant's intent?
  - There is already a low-rise building on site, why is the applicant rezoning?
  - What is the RA7 Zone equivalent in the proposed new zoning bylaw?

No formal position was received from the Strathcona Community League at the time this report was written.



## Application Analysis



*Site analysis context*

### The City Plan

The site is within the Gateway Boulevard / Calgary Trail Primary Corridor. Primary Corridors are prominent urban streets designed for living, working, and moving. Primary Corridors serve as a destination in itself, but also provide critical connections between nodes, throughout the city, and beyond. The built form envisioned for primary corridors is mid-rise and some high-rise.

The proposed rezoning and plan amendment help to achieve two Big City Moves in The City Plan: “A Rebuildable City”, and a “Community of Communities”. Goals associated with A Rebuildable City include adding 50% of net new units through infill city-wide, and welcoming 600,000 additional residents into the redeveloping area. Goals associated with the Community of Communities Big City Move include 50% of trips made by transit and active transportation, and areas that allow people to meet their daily needs within 15-minutes of where they live. The proposed rezoning and plan amendment bring the site into closer alignment with The City Plan by closer aligning the zoning with the existing building on site, and allowing for denser redevelopment in the future in proximity to amenities and services.

### Area Redevelopment Plan

Amendments to the Strathcona Area Redevelopment Plan (ARP) are required to facilitate the proposed rezoning. The site is within the Mixed Low and Medium Density Residential Area of the ARP which aims to preserve a mixture of residential uses so that a variety of housing types can be provided in the area. The maintenance of low-density residential zoning where it exists (policy 1), no new apartment zoning (policy 3), and no apartments over three storeys in height (policy 4)

all contradict the proposed RA7 Zone. Site specific exception sub-policies are proposed for policies 1, 3, and 4 to allow a low-rise building on the subject site. As the site is already developed as a walk-up style residential building, the goal of the area is still maintained by preserving a mixture of residential uses and a variety of housing types in the area.

### 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 20683 is approved, the RA7 Zone would be effective until December 31, 2023, while the (RM h16.0) Medium Scale Residential Zone would become effective January 1, 2024.

### Land Use Compatibility

The proposed RA7 Zone allows for a 16.0 metre tall building (approximately four storeys), with limited opportunities for commercial uses at ground level. The proposed RA7 Zone introduces a potential for limited commercial uses on the site including, but not limited to: child care services, specialty food services, and general retail stores. Regulations are included that restrict them in size (275 m<sup>2</sup> of floor area) and location (ground floor only) to ensure compatibility with residential development both within the same building and on adjacent sites.

The scale of the proposed RA7 Zone is compatible with lower intensity residential forms such as single detached houses, and small scale multi-unit housing (see comparison table and graphics below), and it is common for these forms to exist adjacent to one another.

The table below shows key differences between the current and proposed zone and also includes details of the RM h16 Zone, which would come into effect on January 1, 2024 for this site, if this rezoning is approved:

	<b>RF4 Zone Current</b>	<b>RA7 Zone Proposed</b>	<b>RM Zone Proposed ZBR Equivalent</b>
<b>Typical Uses</b>	Semi-detached housing	Low rise apartment with limited ground level commercial opportunities	Low rise apartment with limited ground level commercial opportunities
<b>Maximum Height</b>	8.9 m	14.5 m (flat) 16.0 m (pitch)	16.0 m
<b>Maximum Floor Area Ratio</b>	n/a	2.3 - 2.5	2.3 - 3.0

<b>Front Setback Range</b> (86 Ave NW)	5.0 m - 8.0 m	5.0 m	3.0 m
<b>Minimum Interior Side Setbacks</b>	West: 2.0 m East: 2.0 m	West: 3.0 m East: 3.0 m	West: 3.0 m East: 3.0 m
<b>Minimum Rear Setback</b> (North)	12.0 m	7.5 m	3.0 m
<b>Maximum Site Coverage</b>	40%	n/a	n/a
<b>Maximum Number of Principal Dwellings</b>	Four (4) <sup>1</sup>	n/a	n/a

The main differences between the proposed RA7 Zone and the RM h16.0 Zone under Zoning Bylaw 20001 are that the front setback would be reduced from 5.0 m to 3.0 m, and the rear setback would be reduced from 7.5 m to 3.0 m. The maximum floor area ratio is designed to not allow a building to be built to the full height and all the minimum setbacks, so the reduced setback requirement from an alley provides more development flexibility and the opportunity to provide a larger side setback from abutting sites.

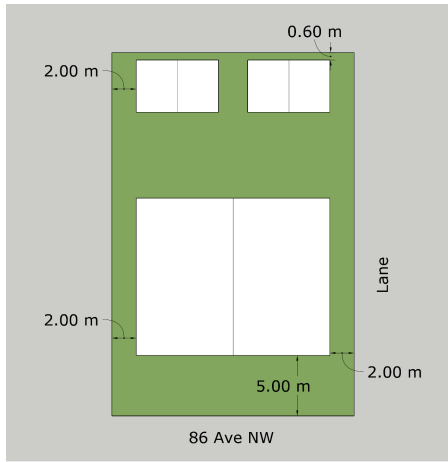
<sup>1</sup> Two principal dwellings are possible on site, with the opportunity for one garden suite or one secondary suite per principal dwelling.

**RF4 - Potential Built Form**

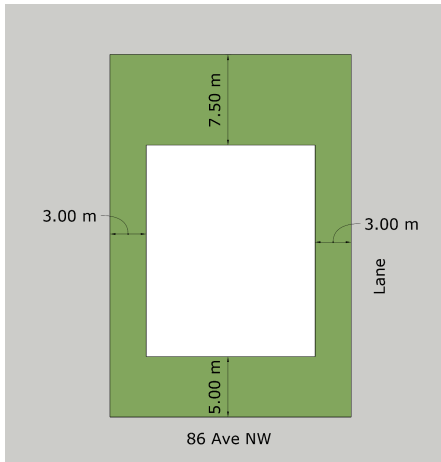
**RA7 - Potential Built Form**

**RM - Potential Built Form**

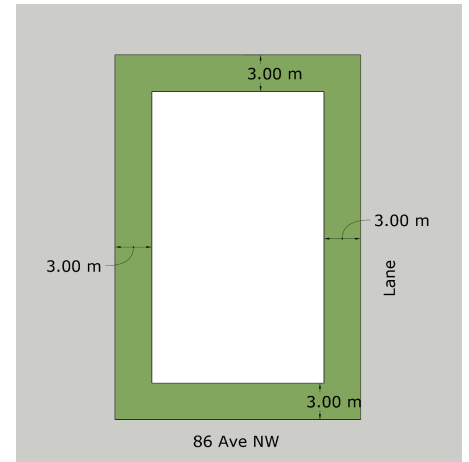
**Top View**



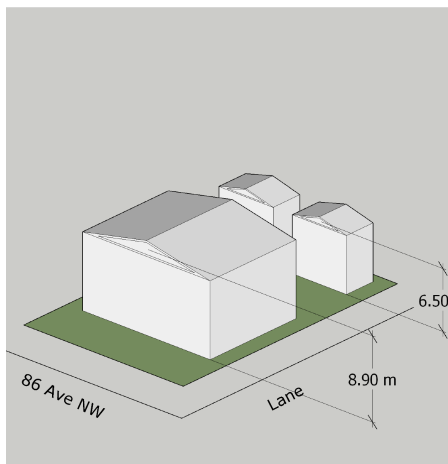
**Top View**



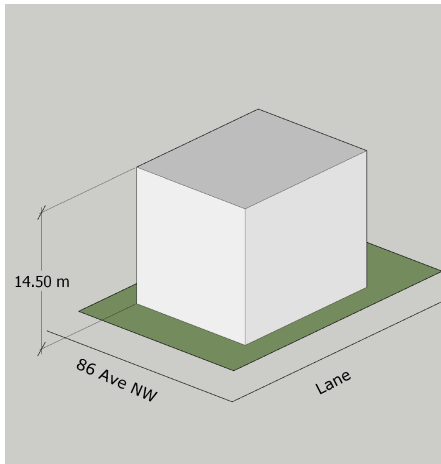
**Top View**



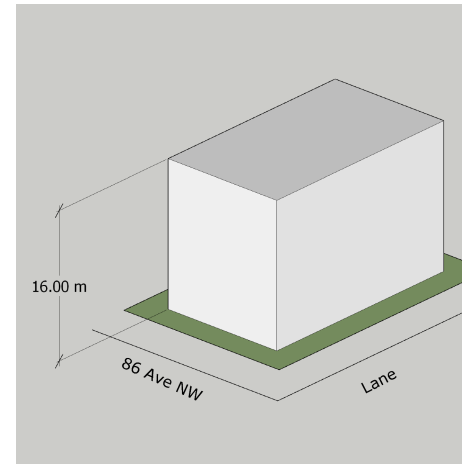
**3D View**



**3D View**



**3D View**



**Heritage**

The site abuts the Duncan MacDonald Residence, which is on the Inventory of Historic Resources in Edmonton. The applicant's intent is not to redevelop the site at this time; however, if redevelopment is proposed in the future, a Heritage review is required.

**Mobility**

The site has vehicular access to an unpaved lane. With redevelopment of the site, the owner will be required to improve the lane to a paved residential or commercial standard.



ETS operates bus service on 104 Street, Gateway Boulevard, 82 Avenue and Saskatchewan Drive. The site is within 200 metres walking distance to the nearest bus stops, located on 104 Street NW.

Several mass transit bus routes, including Bus Rapid Transit (BRT) routes, are anticipated to operate nearby on Whyte Avenue and 104 Street / Gateway Boulevard as part of the future mass transit network associated with the 1.25 million population scenario of The City Plan.

### **Utilities**

A Drainage Servicing Report was reviewed and accepted with this application, and directs the future sanitary and storm servicing requirements. With redevelopment onsite stormwater management, a reduced discharge rate, and a private drainage system consisting of a storm sewer service connection will be required.

There is a deficiency in on-street fire protection adjacent to the property in terms of hydrant spacing and flow rates. 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 (an IFPA has been submitted). 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: Saffron Newton

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination