

8726, 8730, and 8734 - 116 Street NW Position of Administration: Support



Summary

Charter Bylaw 20800 proposes a rezoning from the Small Scale Residential Zone (RS) to the Medium Scale Residential Zone (RM h23) to allow for multi-unit residential development up to approximately six storeys and with opportunities for community and commercial uses on the ground floor.

Public engagement for this application included a mailed notice, site signage, information on the City's webpage, and an Engaged Edmonton webpage. Approximately 50 people were heard from, with 34 in opposition, 12 in support, and 4 mixed or with questions. Most concerns were related to the application not adhering to land use guidelines and policies, that Windsor Park is already experiencing sufficient densification, and that the size of the building is excessive for the neighbourhood.

Administration supports this application because it:

- Is located within the University-Garneau Major node under The City Plan.
- Provides additional housing in proximity to a priority growth area and major employment centre.
- Is an appropriate transition from the larger building forms anticipated in the University-Garneau Major node to the existing small scale and mid-rise buildings found in the neighbourhood interior.

Application Details

This application was submitted by Green Space Alliance on behalf of Westrich Pacific Corp.

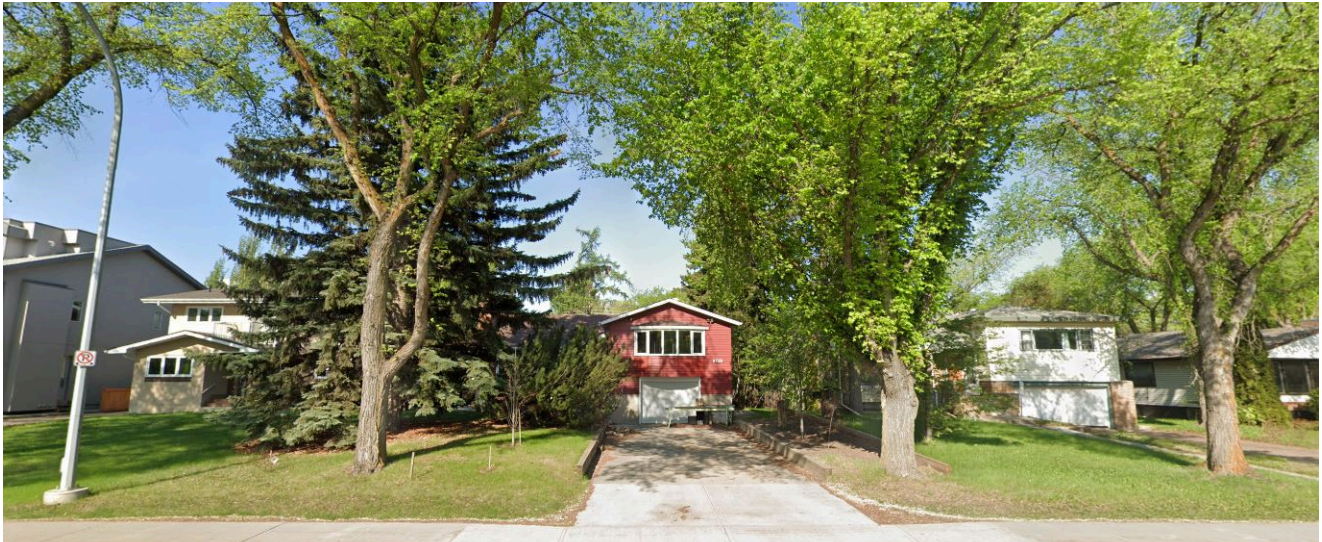
Rezoning

The proposed (RM h23) Medium Scale Residential Zone would allow development with the following key characteristics:

- Medium-rise residential building with limited ground floor community and commercial opportunities.
- Maximum height of 23 metres (approximately six storeys).
- Maximum floor area ratio between 3.0 - 4.4.
- A 3.0 metre stepback for portions of the building greater than 16.0m (approximately four storeys) in height.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	(RS) Small Scale Residential Zone	Single Detached House
North	(RS) Small Scale Residential Zone	Multi-unit Housing
East	(AJ) Alternative Jurisdiction Zone	University of Alberta
South	(RS) Small Scale Residential Zone	Single Detached House
West	(RS) Small Scale Residential Zone	Single Detached House



View of the site looking west from 116 Street NW (Google Street View, May 2023)

Community Insights

This application was brought forward to the public using a broadened approach. This approach was selected because previous applications in the neighbourhood have prompted extensive public response and the advanced notice received a high volume of concerns. The broadened approach included:

Mailed Notice, August 09, 2023

- Notification radius: 60 metres
- Recipients: 26
- Responses: 24
 - In support: 0
 - In opposition: 23
 - Mixed/Questions only: 1

Engaged Edmonton Webpage, February 20, 2024 to March 10, 2024

- Site visits: 640
- Aware: 425
- Informed: 201
- Engaged: 26
 - In support: 12
 - In opposition: 11
 - Mixed/Questions only: 3

Site Signage, August 21, 2023 & March 05, 2024

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

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- The Windsor Park Community League
- Governors of the University of Alberta

Common comments heard:

- This application does not adhere to land use policies and guidelines. In particular, both The City Plan and draft District Plans show the site as being located outside of the University-Garneau Major Node (24)
- Development should be limited to four storeys, which aligns with the draft District Plan Policy (13)
- Not adhering to approved land use guidelines and policies leads to a loss of public trust (7)
- This proposal does not contribute to housing diversity in the community. Density should, and can, be created gently through small-scale options, such as duplexes, secondary suites, and garden suites (7)
- Increased density will generate additional traffic and parking issues (6)
- The development will be primarily studio and 1-bedroom units. Windsor Park needs more family oriented housing (4)
- Windsor Park is already experiencing gentle densification (4)
- There is insufficient infrastructure in the area to support a building of this size (2)
- The development will have negative environmental impacts (2)
- Building height will lead to a loss of privacy on nearby properties (2)
- Windsor Park residents are yet again being asked to do too much to support densification across the city
- Redevelopment could lead to a loss of mature landscaping
- Increased density will result in additional crime
- The application needs to consider the transition to properties to the north and south, not just to University lands to the east
- The neighbourhood should be preserved as it provides a benefit for the whole city as witnessed by the amount of people who visit the community.

- The sites close proximity to transit and the University make it a great location for additional density (9)
- The additional density will help with housing affordability (3)
- This development could allow people to live car free or car light (2)
- Would like to see even larger/taller buildings here with additional dwellings
- Apartment buildings can still be family friendly

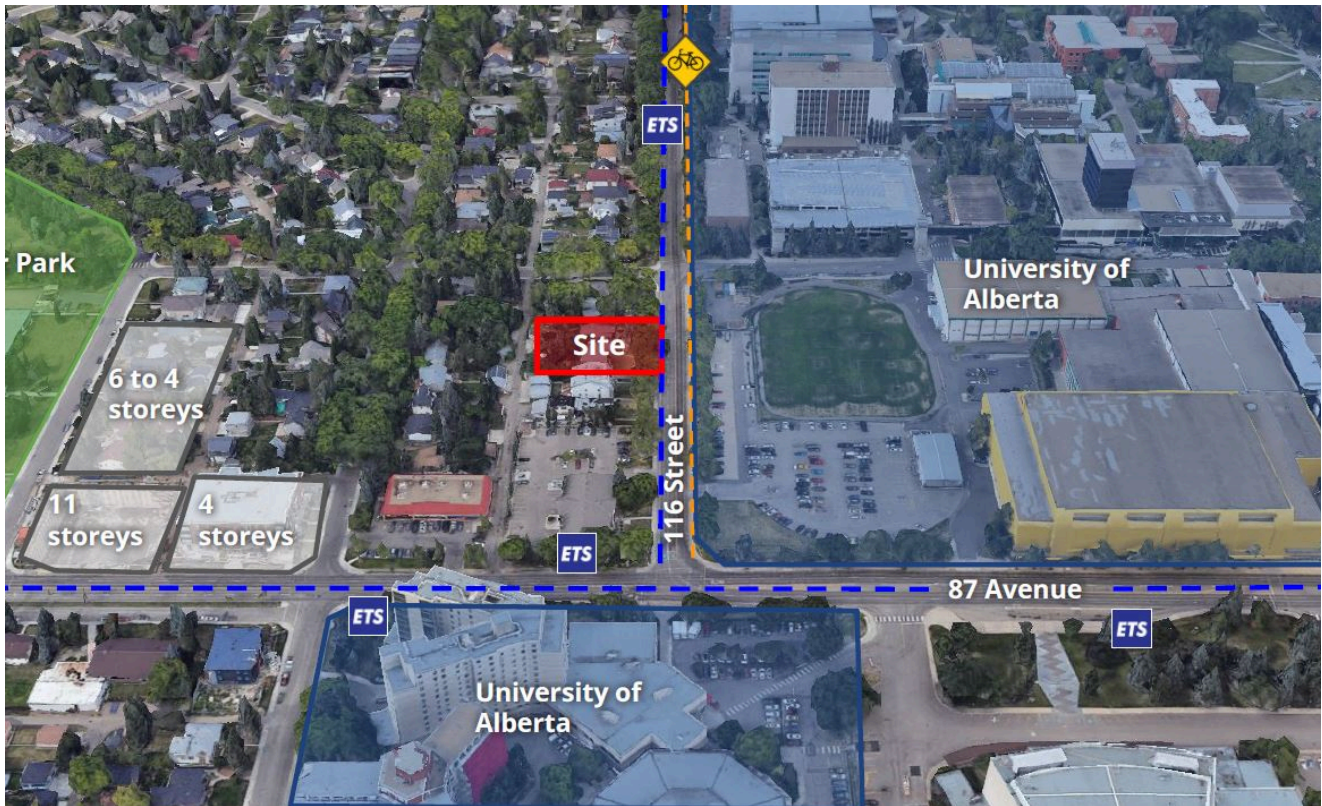
A full “What We Heard” Public Engagement Report is found in appendix 1.

The Windsor Park Community League is not taking a position on this rezoning and has decided to remain neutral. However, they would like to see the following features included in the future design of the building should this rezoning be approved:

- Repair of the rear alley should be a condition of the Development Permit
- Having visitor parking underground in an accessible parkade could lead to crime and vandalism. The rear setback should be increased to allow for surface parking located along the alley
- Visitor bicycle parking should be located close to the front entrance
- Vehicular access to the site should be from 116 Street to reduce shortcutting through the neighbourhood. If this is not possible, other methods to reduce shortcutting should be included with the permit
- The building should be kept to 20 metres in height, allowing it to better integrate with the community. Additionally, the first four storeys should be developed as stacked row housing
- Would like to see fewer overall units so that more 2 and 3 bedroom units can be accommodated

While assurances cannot be provided through standard zoning, Administration will encourage the applicant to consider these comments through their development permit submission.

Application Analysis



Site analysis context

The City Plan

The City Plan provides high level policy direction for Edmonton's long-term growth, focusing more intense development along a series of nodes and corridors. The plan also contains Big City Moves including a Community of Communities which is focused on more people benefiting from living closer to and having quicker access to work and other amenities. In The City Plan, this site is within the University-Garneau Major Node and the proposed zone aligns with the Plan goals as it creates diverse housing options close to the University of Alberta major employment centre.

Major Nodes, particularly one as impactful as the University of Alberta, are important destinations within the city and attract workers, residents, and visitors from across the region. By allowing for additional density and housing diversity, the proposed zone will support the long-term growth of this influential institution.

Draft District Plans

The District Policy and District Plans are still in draft form. With consideration of this policy and these plans by Council anticipated in the near future, the following analysis is for information purposes only and was not a factor in Administration's recommendation.

Located within the Scona District, the site is anticipated to form part of the Urban Mix and be located at the edge of the Institutional Employment area and the University-Garneau Major Node. The draft District Policy supports small scale and low rise development in the Urban Mix when located:

- On corner sites at the edge of the neighbourhood fronting onto a principal, arterial or collector roadway,
- On and adjacent to sites zoned for low rise, commercial or mixed use development when located along a principal, arterial or collector roadway, or
- Within 400 m of mass transit stations and along a principal, arterial or collector roadway.

The Urban Mix can also support development at the edges of nodes and corridors that provides transition to the scale of surrounding development.

Land Use Compatibility

The subject property is located along the eastern edge of the Windsor Park neighbourhood and fronts onto a collector road, two features that are supportive of increased density. However, by increasing density to support the growth of a Major Node, there will be trade-offs in terms of increased impacts on neighbouring properties.

The subject properties form an interior site, sharing property lines with a recently constructed single family home to the south and an approved four dwelling row house to the north. These properties are unlikely to redevelop in the near term; meaning, one trade-off is that the impacts from a larger building will be felt by these owners for longer. While not common, mid-rise buildings being located adjacent to small-scale residences does occur, particularly in mature and redeveloping communities.

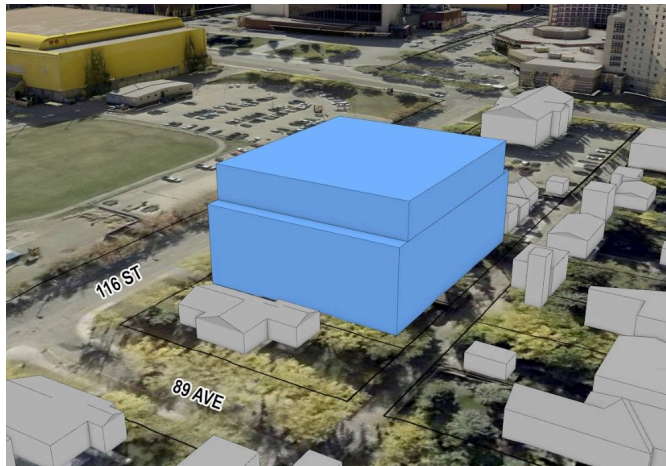
A second trade-off is how this site, anticipated at the edge of a Major Node, transitions into the neighbourhood interior. While a six storey building is considered an appropriate transition from the scale of developments anticipated in a Major Node, this is a future-focused perspective. Currently the lands east of 116 street are operated as surface parking and open space. However, with the University planning to boost enrollment by 16,000 students in the next ten years, it is reasonable to assume that redevelopment of these lands would be a part of that plan and would align with the development intensity expected by The City Plan.

The southeast portion of the Windsor Park Community has recently seen the approval of multi-unit buildings ranging from 4 to 11 stories. Administration recognizes the above-referenced impacts, but believes the proposed zone is appropriate given the properties' connection with a Major Node, its ability to provide additional housing, and to eventually

transition from the anticipated large scale buildings to the south and east into the interior of the neighbourhood.

	RS Current	RM h23 Proposed
Typical Uses	Residential Limited commercial	Residential Limited commercial
Maximum Height	10.5 m	23.0 m
Minimum Front Setback (116 Street)	4.5 m	3.0 m
Minimum Interior Side Setback	1.2 - 1.5 m	3.0 m + 3.0 m stepback above 16.0 m in height
Minimum Rear Setback (Lane)	10.0 m	3.0 m
Maximum Site Coverage/Floor Area Ratio	45%	3.0 - 4.4
Number of Principal Dwellings	24 maximum	19 minimum

Square Shaped



U-shaped



Mobility

The site is located directly adjacent to the University of Alberta with access to the neighbourhood bike routes along 116 Street and 89 Avenue. Administration has reviewed the Mobility Assessment report prepared by the owner's transportation engineering consultant. As recommended by the report, the owner will be required to install traffic control signage along the north-south alley.

Additionally, the owner will be required to upgrade the north-south alley to a commercial alley standard, from the south property line of this site to 89 Avenue. Upgrades south of this section may be coordinated with other initiatives and/or future development(s).

The subject site is well connected to nearby transit service, including LRT Mass Transit and conventional bus service. The site is approximately 600-800 metres walking distance to University LRT Station and Health Sciences Jubilee Station. Further, Edmonton Transit Service operates bus service on 87 Avenue NW and 116 Street NW.

In the future, mass transit bus routes, including a Bus Rapid Transit (BRT) route, are anticipated to operate from University Transit Centre as part of the future mass transit network associated with 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 an engineered outflow rate to mitigate its impact on the existing drainage infrastructure. Details of the required stormwater management will be reviewed at the Development Permit stage.

Low Impact Development (LID) is recommended for the development allowed under the proposed zone. Details of any proposed LID would be reviewed at the Development Permit stage.

Edmonton Fire Rescue Services has performed a risk-based Infill Fire Protection Assessment and determined that the site is compliant with municipal standards for hydrant spacing and required fire flow. This could potentially be re-evaluated at the development permit stage. 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. "What We Heard" Public Engagement Report
2. Sun/Shadow Analysis

Written By: Jordan McArthur

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination



Public Engagement Feedback Summary

Project Address:	8726, 8730, and 8734 - 116 Street NW (Windsor Park)
Project Description:	Rezoning from the Small Scale Residential Zone (RS) to the Medium Scale Residential Zone (RM h23)
Engagement Format:	Advanced Notice postcards Online Engagement Webpage - Engaged Edmonton: https://engaged.edmonton.ca/windsorparkrezoning
Engagement Dates:	Advanced Notice mailed: August 09, 2023 Engaged Edmonton page: February 20 to March 10, 2024
Number of Responses to Advance Notice	<ul style="list-style-type: none">• Phone calls: 2• Emails: 22
Number Of Visitors:	<ul style="list-style-type: none">• Engaged: 26• Informed: 201• Aware: 426 <p>See “Web Page Visitor Definitions” at the end of this report for explanations of the above categories.</p>

About This Report

The information in this report includes summarized feedback received between August 09, 2023 to March 10, 2024, through one on one conversations with the file planner, online engagement via the Engaged Edmonton platform and emails submitted directly to the file planner.

The public feedback received will be considered during the planning analysis to ensure the review of the application takes local context into consideration and is as complete as possible. It will also be used to

inform conversations with the applicant about potential revisions to the proposal to address concerns or opportunities raised.

This report is shared with all web page visitors who provided their email address for updates on this file. This summary will also be shared with the applicant and the Ward Councillor, and will be an appendix to the Council report should the application proceed to a Public Hearing.

The planning analysis, and how feedback informed that analysis, will be summarized in the City's report to City Council if the proposed rezoning goes to Public Hearing for a decision. The City's report and finalized version of the applicant's proposal will be posted for public viewing on the City's public hearing agenda approximately three (3) weeks prior to a scheduled public hearing for the file.

Engagement Format

The Engaged Edmonton webpage included an overview of the application, information on the development and rezoning process and contact information for the file planner. Two participation tools were available for participants: one to ask questions and one to leave feedback.

The comments are summarized by the main themes below, with the number of times a similar comment was made by participants recorded in brackets following that comment. The questions asked and their answers are also included in this report.

Feedback Summary

This section summarizes the main themes collected.

Number of response to mailed Advance Notice:

In Support: 0

In Opposition: 23

Mixed/Questions only: 1

Number of responses through Engaged Edmonton:

In Support: 12

In Opposition: 11

Mixed: 3

The most common **concerns** heard were:

Deviation from land use guidelines/policies and the loss of public trust: Residents indicated that the proposal does not align with the Residential Infill Guidelines and that both The City Plan and draft District Plans show the site being located outside of the University - Garneau Major Node. The application should adhere to these guidelines and be limited to a maximum of four storeys. Not following these guidelines leads to a loss of trust in the community.

Excessive building size: A six storey building would be out of character for the neighbourhood. Redevelopment should be limited to a maximum of four storeys to align with draft District Plan Policy.

Loss of family oriented units: There is a concern that the development will primarily consist of studio or 1 bedroom dwellings tailored towards students. Student housing is already being constructed around the University and more family-oriented housing should be encouraged in this area.

Community is already providing additional density: The Windsor Park community is already densifying through lot splitting and the recent approval of a row house. Additionally, a new mid-rise development has been constructed along 87 Avenue.

Traffic/Parking: The site fronts onto a collector roadway with a bike lane. This is already a busy street and often congested during peak times. Adding additional density in the area will exacerbate this issue.

The most recurring comments of **support** heard were:

Location: This is an appropriate location for increased density as the site is located near rapid transit, the hospital, and within walking distance of the University of Alberta, two major institutional and employment centres. This could allow future residents to live with less dependence on personal vehicles. More people should be able to live within Edmonton's central communities, which enjoy quick access to numerous amenities.

Housing Affordability: This part of Edmonton has very high rental prices and increasing the availability of housing should help with affordability. Additionally, permitting more people to live in places next to major employment centres allows them to rely less on private vehicles, adding to affordability.

What We Heard

The following section includes a summary of collected comments with the number of times a comment was recorded in brackets (comments received only once do not have a number).

Reasons For Opposition

Adherence to land use policies and guidelines

- Application does not align with approved land use guidelines and policies (24)
- The development should be limited to four storeys, which aligns with draft district plan policy (13)
- Not adhering to the approved guidelines leads to a loss of trust in the community (7)

Loss of housing diversity and family oriented dwellings

- This building will not contribute to housing diversity in the community. Densification should, and can, be created gently through scale-scale options, such as duplexes, secondary suites and garden suites (7)
- Concerned the development will be primarily studio and 1-bedroom units and not family oriented (4)

Other

- Increased density will generate additional traffic and parking issues (6)
- There is insufficient infrastructure in the area to support a building of this size (2)
- This development will have negative environmental impacts (2)
- Buildings height will lead to a loss of privacy on nearby properties (2)
- The community already has mid-rise developments
- Windsor Park residents are yet again being asked to do too much to support densification across the city
- This will block views in the community
- Redevelopment could lead to a loss of mature landscaping
- Increased density will result in additional crime
- The University's growth plans are questionable
- The developer has not had a good relationship with the community and there are concerns about nuisance conditions

- This project will not contribute to housing affordability in the area
- The application needs to consider the transition to properties to the north and south, not just to the University
- The neighbourhood should be preserved as it provides benefits for the whole city as witnessed by the amount of people who visit the community

Reasons For Support

- This is a great location for increased density as it is close to transit and within walking distance of a major institutional/employment area (9)
- This project will contribute towards more affordable housing (3)
- Development could allow people to live car free or car light (2)
- Apartment buildings can still be family friendly

Suggestions For Improvement

- Would like to see a taller building with more dwellings
 - Would like to see the boulevard trees, and a Colorado Blue Spruce tree located on the property line, be maintained with this development. Mature trees should be incorporated into the design.
 - Repair of the rear alley should be a condition of any future development permit
 - Locate visitor parking above ground and along the rear alley instead of in an accessible underground parkade. This will reduce the potential for crime and vandalism.
 - Visitor bicycle parking needs to be located close to the front entrance.
 - Would like to see vehicle access off of 116 street and if this is not possible, other measures should be taken to reduce shortcutting through the neighbourhood.
 - Prefer to see the building developed at 20 metres in height to better fit in with existing homes. Additionally, the first four floors should be developed as stacked row housing.
 - Would like to see fewer overall units in order to provide more 2+ bedroom dwellings.
 - Include more family oriented units.
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Questions & Answers

1. Can you provide the name of the applicant on this main public engagement page?

The application was submitted by Green Space Alliance

Web Page Visitor Definitions

Aware

An aware visitor, or a visitor that we consider to be 'aware', has made one single visit to the page, but not clicked any further than the main page.

Informed

An informed visitor has taken the 'next step' from being aware and clicked on something. We now consider the visitor to be informed about the project. This is done because a click suggests interest in the project.

Engaged

Every visitor that contributes on the page, either by asking questions or leaving a comment, is considered to be 'engaged'.

Engaged and informed are subsets of aware. That means that every engaged visitor is also always informed AND aware. In other words, a visitor cannot be engaged without also being informed AND aware. At the same time, an informed visitor is also always aware.

Next Steps

The public feedback received will be considered during the planning analysis and will be included in the administration report for City Council. Administration's report and a finalized version of the applicant's proposal will be posted for public viewing on the [City's public hearing agenda](#) website approximately three (3) weeks prior to a scheduled public hearing for the file.

When the applicant is ready to take the application to Council:

- Administration makes a recommendation of Support or Non-Support
- Notice of Public Hearing date will be sent to surrounding property owners and applicable nearby Community Leagues and Business Associations.
- Once the Council Public Hearing Agenda is posted online, members of the public may register to speak at Council by completing the form at edmonton.ca/meetings or calling the Office of the City Clerk at 780-496-8178.
- Members of the public may listen to the Public hearing on-line via edmonton.ca/meetings.
- Members of the public can submit written comments to the City Clerk (city.clerk@edmonton.ca).

If you have questions about this application please contact:

Jordan McArthur, Planner
780-496-2622
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