

10827, 10831, 10835 & 10839 - 84 Avenue Position of Administration: Support



Summary

Bylaw 20972 proposes a rezoning from the Medium Scale Residential Zone (RM h16.0) to the Medium Scale Residential Zone (RM h23.0) to allow for medium scale housing.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. Approximately 7 people were heard from, with 6 in opposition. Most concerns were related to parking, and the loss of sunlight access/privacy.

Administration supports this application because it:

- Aligns with The City Plan and the Scona District Plan.

- Provides additional housing options within the Garneau neighbourhood in proximity to transit, active modes, open space, and amenities.
- Is compatible in scale with the existing and planned development.

Application Details

This application was submitted by BM Homes Ltd. The proposed Medium Scale Residential Zone (RM h23.0) would allow for residential development with the following characteristics:

- A maximum height of 23.0 metres (approx. 6 storeys).
- A maximum Floor Area Ratio of 3.0.

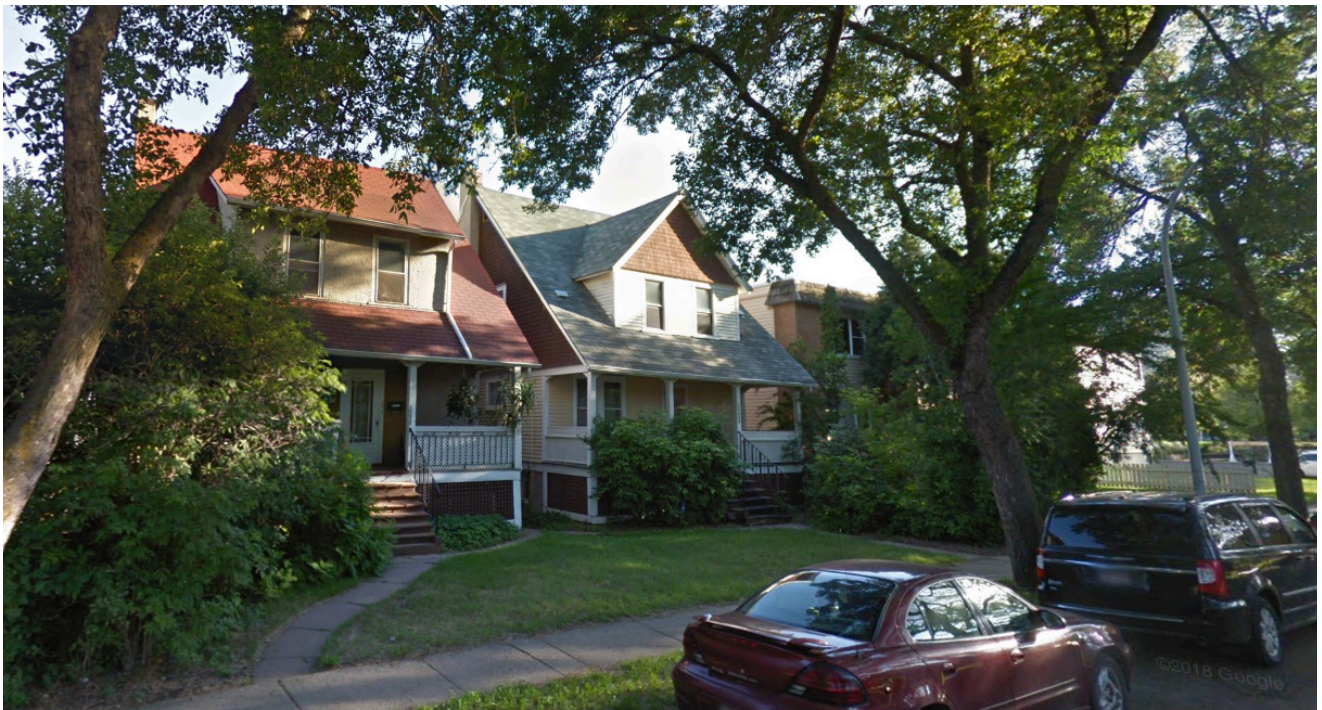
This site contains a house listed on the City's Inventory of Historic Resources (the Thornton Graham Residence). Though this rezoning will likely lead to the demolition of this historic resource, this application supports a variety of other city-building goals and objectives; chief among these, the opportunity to densify a site in a major node.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Sites	<ul style="list-style-type: none"> • Medium Scale Residential Zone (RM h16.0) 	<ul style="list-style-type: none"> • Single detached housing & the Thornton Graham Residence
North	<ul style="list-style-type: none"> • Medium Scale Residential Zone (RM h16.0) 	<ul style="list-style-type: none"> • Single detached housing & 2 storey apartment buildings
East	<ul style="list-style-type: none"> • Medium Scale Residential Zone (RM h16.0) 	<ul style="list-style-type: none"> • Single detached housing
South	<ul style="list-style-type: none"> • Medium Scale Residential Zone (RM h16.0) • Direct Control Zone (DC2.1021) for a 10 storey mixed use building 	<ul style="list-style-type: none"> • Single detached housing • Vacant Lot (former Knox Metropolitan United Church site)
West	<ul style="list-style-type: none"> • Mixed Use (MU h16 f3.5 cf) • Parks and services (PS) 	<ul style="list-style-type: none"> • Three storey apartment buildings • Garneau Park



View of the site from the northeast on 84 Avenue NW



View of the Thornton Graham Residence from 84 Avenue NW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application aligns with the Scona District Plan, a standard residential zone is proposed, and the number of responses to the mailed notice and site signage.

Mailed Notice, July 31, 2024

- Notification radius: 60 metres
- Recipients: 91
- Responses: 7
 - In opposition: 6 (86%)
 - Questions only: 1 (14%)

Site Signage, August 8, 2024

- One rezoning information sign was placed on the property so as to be visible from 84 Avenue NW

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- The Garneau Community League

Common comments heard (number of similar comments in brackets beside comments below):

- There is already a lack of on-street parking available in the area which will be made worse as there are no parking requirements for the proposed building. (5)
- Increase in height will result in a loss of sunlight access for existing residents. (3)
- Proposed density/height for the site is too much for the area. (3)
- Proposal will change character of the street/area (3)
- Concerns that existing and proposed zoning does not provide enough landscaping and block established City trees from sunlight access. (2)
- Concerns the building will not have a diversity of units/residents. (2)
- Loss of property value. (2)
- Loss of privacy (2)
- Concerns the property will be rezoned and then left vacant like other proposals in the neighbourhood.
- Desire to see 2 & 3 bedroom/family oriented units to be included in the building.
- No need to change zoning as the property already has a higher density zone.
- Larger buildings should be located on Whyte Avenue

Application Analysis



Site analysis context

The City Plan

By increasing residential density close to District Mass Transit on 109 Street NW, this application contributes to the Big City Moves of 'A Rebuildable City' and 'A Community of Communities' by helping meet the targets of 50 percent new dwellings constructed through infill, and helping meet the target of having 50 percent of trips made by transit and active transportation.

District Plans

The site is within the Scona District Plan which identifies that the site is within the University-Garneau Major Node. The District Policy supports low-rise and mid-rise development throughout major nodes (2.4.3.1).

The site is also designated Urban Mix in the Scona District plan which is intended to accommodate housing, shops, services, and offices. The proposed RM h23.0 Zone allows for stand alone residential with limited opportunities for commercial development at the ground floor which aligns with the Urban Mix land use designation.

Land Use Compatibility

The Medium Scale Residential (RM) Zone is intended to allow for varying scales of medium density development which means the majority of development regulations within the zone are consistent regardless of the zone's associated height and Floor Area Ratio (FAR) modifiers. As the current and proposed zone for the site is the RM Zone, this application can be summarised as a proposed increase in height to 23.0 metres (from 16.0 meters), and an increase in Floor Area Ratio (FAR) to 3.0 (from an FAR of 2.3) to allow for the development of a larger residential

building.

	RM h16.0 Current	RM h23.0 Proposed
Typical Uses	Residential with limited commercial opportunities on the ground floor	
Maximum Height	16.0 m	23.0 m
Maximum Floor Area	2.3	3.0
Minimum Front Setback (84 Avenue NW)	3.0 m	
Minimum Interior Side Setback	3.0 m	
Minimum Rear Setback (Alley)	3.0 m	
Minimum Number of Dwellings	8 dwellings	13 dwellings

While this area of Garneau is primarily single detached dwellings, the zoning for the majority of these homes is RM h16.0 or MU h16.0 which allow for development of residential apartment buildings with an approximate height of 4 storeys. This zoning is a result of past planning initiatives to encourage density within this area and reflect that this part of the Garneau neighbourhood is in a transition from lower density to higher density residential uses.

The RM h23.0 zone is intended to be used adjacent to other medium density uses such as the RM h16.0 zone or the MU h16.0 zone to the west, but also provides a transition in development intensity down from the 10 storeys permitted in the Direct Control zone for the former Knox Metropolitan Church site which is directly south of this property.

Heritage

The proposed rezoning area includes a property that is listed on the Inventory of Historic resources. The Thornton Graham Residence, at 10839 - 84 Avenue, was constructed in 1912. It is located on the westernmost lot of the site. The Thornton Graham Residence is significant for its

association with early residential development in the Garneau neighbourhood of Edmonton and was built a few months after the City of Strathcona and the City of Edmonton amalgamated. At some point in the 1950s, the single-unit dwelling was converted into a four-unit boarding house. The Thornton Graham Residence is the oldest house on this block - one of the first built, and one of the last still standing. Because it is listed on the Inventory, the building qualifies for financial incentives from the City to support its restoration, should the owner agree to have the property legally protected through designation as a Municipal Historic Resource.

As part of this application process, Administration encouraged the applicant to consider designating the Thornton Graham Residence and provided the applicant with options to preserve the building or incorporate it as part of redevelopment of the site. Ultimately, the applicant declined to pursue designation, choosing to pursue the proposed rezoning which will likely lead to the demolition of the building.

With the applicant's decision not to pursue designation, the review of this application considered the trade off between the likely loss of a historical resource with the gain of some additional density within a Major Node and close proximity to mass transit and district bike routes.

The City Plan highlights the importance of promoting history and enhancing heritage, and this application could be interpreted as being in conflict with this goal. However, there are additional city-building goals to consider, especially with regards to the site location which is well positioned to efficiently integrate with the city's Mass Transit Network. These include several of The City Plan's Big City Moves and their development targets:

- A Rebuildable City - 50% of new units to be accommodate through infill, with a strong focus on Nodes and Corridors;
- A Community of Communities - 50% of trips are made by transit and active transportation; and
- Catalyze and Converge - 50% of all employment in Edmonton are within Nodes and Corridors.

With this application providing the opportunity to support achieving the above city-building goals, the likely loss of the Thornton Graham Residence is seen as a trade off relative to what is being gained in achieving the City Plan's vision for an integrated Nodes and Corridors system.

Mobility

The subject site is located near a district connector bike route along 83 Avenue. Upon redevelopment, vehicular access will be restricted to the abutting alley south of the site and the alley is required to be reconstructed to a commercial standard from 108 Street to 109 Street.

The Scona District Plan includes policy that directs the consideration of east-west alley closures and the introduction of a north-south alley parallel to 109 Street to improve the public realm along 109 Street. However, an alley closure near the adjacent site would present significant operational and safety challenges. Therefore the reconfiguration of the alley will not be pursued.

Edmonton Transit Service (ETS) operates numerous bus routes near the rezoning site on 82 Avenue and 109 Street. A range of service levels are available on these corridors, including

frequent, local and community bus routes. The site is roughly 100m walking distance to nearby bus stops on 109 Street.

A number of Bus Rapid Transit (BRT) and frequent mass transit routes are anticipated to operate nearby on 82 Avenue and 109 Street as part of the future mass transit network associated with the 1.25 million population scenario of the Edmonton City Plan.

Due to the multimodal options available near the site, the owner is being encouraged to implement Transportation Demand Management (TDM) strategies such as subsidized transit passes for tenants, bicycle parking in excess of the zoning bylaw, and bicycle maintenance and wash facilities.

Utilities

A sanitary service connection is available to the site. No storm service currently exists to the site. Either Low Impact Development (LID) must be utilized with the proposed development, or a storm service with onsite stormwater management will be required.

There is a deficiency in on-street fire protection adjacent to the property in terms of hydrant spacing. The developer will be required to construct a new hydrant in the area 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 upgrading utilities required by the proposed zoning.

Appendices

1. Sun/Shadow Analysis

Written By: Andrew Sherstone

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

Spring / Autumn Equinox (March 21 / September 21)

9:00 am



12:00 pm

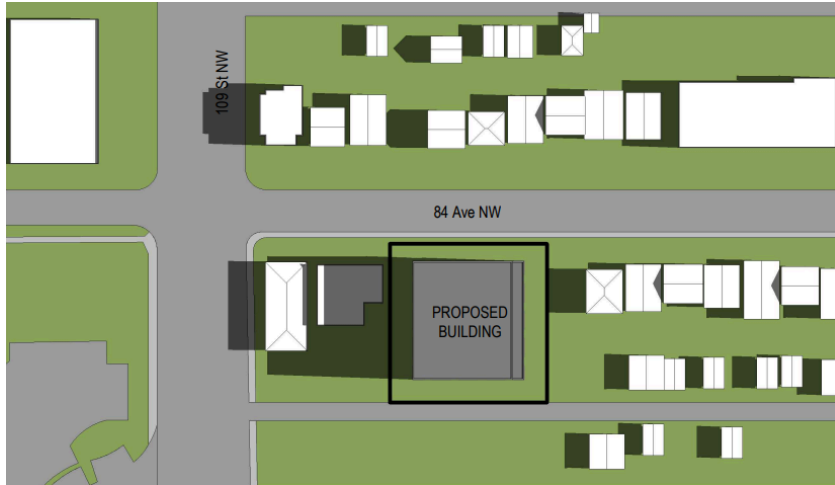


3:00 pm



Summer Solstice (June 21)

9:00 am



12:00 pm

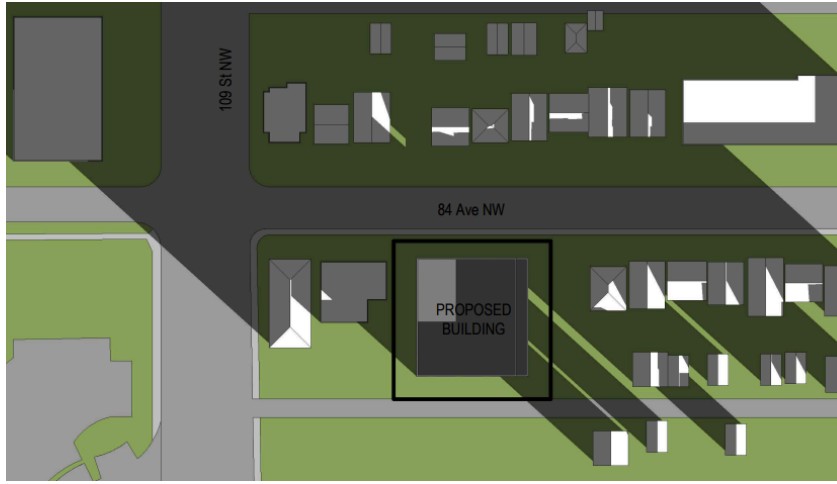


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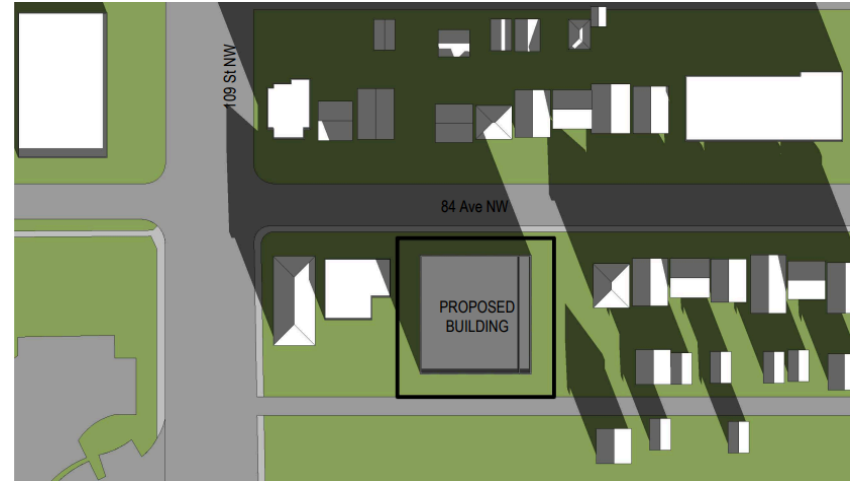


Winter Solstice (June 21)

9:00 am



12:00 pm



3:00 pm

