



ADMINISTRATION REPORT **REZONING, ROAD CLOSURE, PLAN AMENDMENT** ROSSDALE

Land generally located north of 97 Avenue NW, east of 101 Street NW, and south of Rossdale Road NW

To allow for a mid rise, mixed use development.



RECOMMENDATION AND JUSTIFICATION

Administration is in **SUPPORT** of this application because it:

- increases residential density on an underutilized site and supports the development of a pedestrian-friendly streetscape;
- creates the opportunity for increased housing diversity in the Rossdale neighbourhood by including 11 family oriented dwellings; and
- is compatible with the surrounding development.

THE APPLICATION

1. BYLAW 19133 to amend the Rossdale Area Redevelopment Plan (ARP) to replace an existing (DC1) Direct Development Control Provision embedded in the plan. Changes to the DC1 Provision are administrative updates only, including changing the boundary to exclude a proposed DC2 site. The plan objectives of the ARP and a land use map would also be amended to support the proposed rezoning.
2. BYLAW 19134 to close a portion of public lane east of 101 Street NW and north of the James MacDonald Bridge. The closure would allow for the portion of closed road right-of-way to be consolidated with the adjacent lots that are proposed to be rezoned for a mixed-use development. Vehicles will still be able to access the site from 101 Street NW from a private road through the site and the remainder of the road closure area would be closed to vehicular traffic but remain as road right-of-way and landscaped by the developer.

The sales agreement has been executed and is conditional on bylaw approval by February 10, 2020.

A Road Closure for the north south portion of the lane that runs through the site was approved with Bylaw 18495 at the August 20, 2018 City Council Public Hearing.

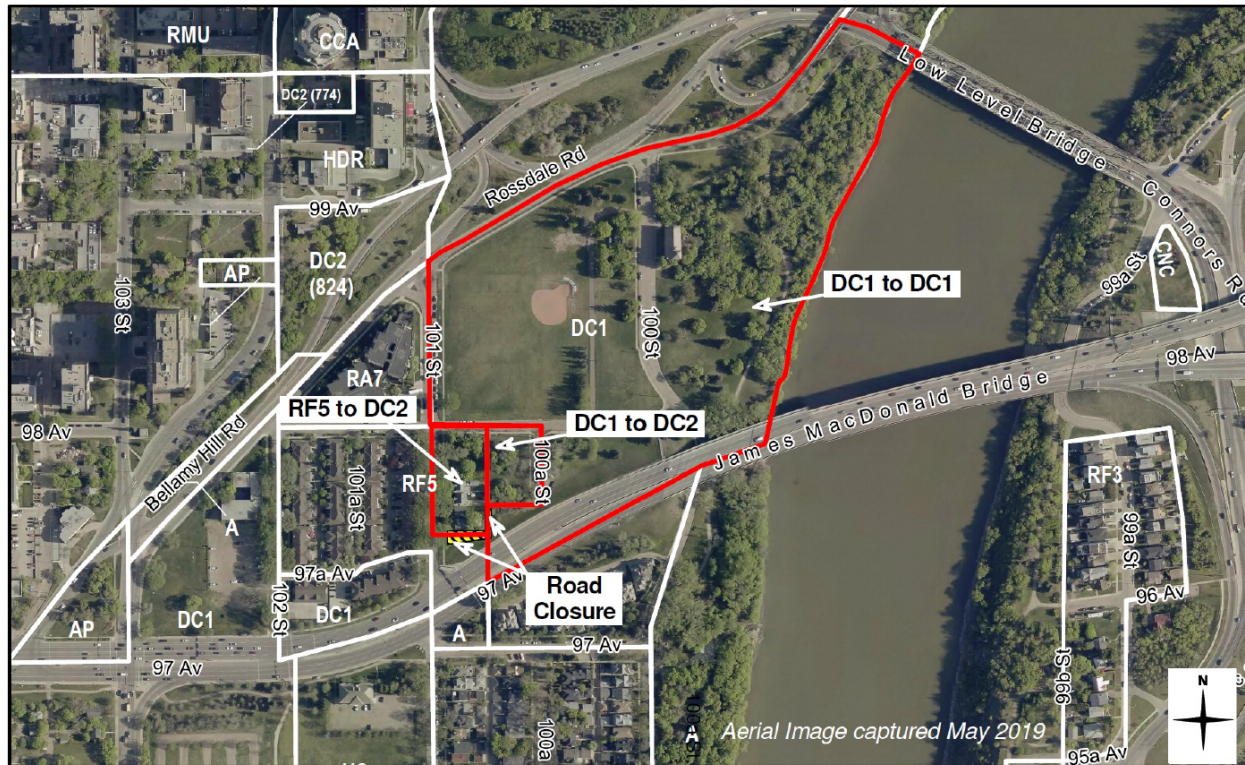
3. CHARTER BYLAW 19135 to rezone land from the DC1 (Area 1) Rossdale Brewery Area Direct Control District and the (RF5) Row Housing Zone to a new (DC1) Direct Development Control Provision and a (DC2) Site Specific Development Control Provision. The proposed DC2 Provision would apply to 10075 - 98 Avenue NW and the portion of lane proposed closed by Bylaw 19134 and would allow for a mid rise apartment building and a row housing building with the following characteristics:
 - A maximum height of 35 metres (approximately 10 storeys) for the apartment building and 14 meters (approximately 3 storeys) for the row housing building;
 - A maximum Floor Area ratio of 4.0;
 - Up to 118 residential dwellings including 11 row housing dwellings fronting 101 Street NW; and
 - Potential ground floor commercial uses fronting onto 98 Avenue NW for the mid rise apartment building.

The proposed DC1 Provision for the remainder of the rezoning area is the same as the existing one but with administrative updates only, including changing the boundary to exclude the proposed DC2 site. As such, the analysis in this report is limited to the proposed DC2 Provision.

SITE AND SURROUNDING AREA

The site is 0.39 hectares and is located at the corner of 101 Street NW and 98 Avenue NW, and immediately north of 97 Avenue NW in the Rossdale neighbourhood. Currently, the site

contains four single family homes fronting onto 101 Street NW, while the remainder of the site is vacant. The majority of the land in the surrounding area is developed as single family and apartment housing, parks and open spaces, surface parking, office, schools, and undeveloped land.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (DC1) Direct Development Control Provision • (RF5) Row Housing Zone 	<ul style="list-style-type: none"> • Vacant land • Single Detached Houses
CONTEXT		
North	<ul style="list-style-type: none"> • (DC1) Direct Development Control Provision 	<ul style="list-style-type: none"> • Park Site (Diamond Park)
East	<ul style="list-style-type: none"> • (DC1) Direct Development Control Provision 	<ul style="list-style-type: none"> • Vacant Lot
South	<ul style="list-style-type: none"> • Road Right-of-Way) 	<ul style="list-style-type: none"> • 97 Avenue NW
West	<ul style="list-style-type: none"> • (RF5) Row Housing Zone 	<ul style="list-style-type: none"> • Row Housing complex



VIEW OF SITE LOOKING NORTHEAST FROM 97 AVENUE NW



VIEW OF SITE LOOKING NORTHWEST FROM NORTH/SOUTH LANE

PLANNING ANALYSIS

LAND USE COMPATIBILITY

The uses proposed for this site are compatible with those currently present within the Rossdale neighbourhood and in proximity to the site. Currently, the immediate and surrounding area contains mostly row housing and low rise residential dwellings with a contingent of small businesses and organizations along 97 Avenue NW. The site is also within approximately 150 meters of two historic buildings: the Donald Ross School and the Rossdale Brewery. Both buildings are currently vacant but lend to the historic character of the neighbourhood.

The development proposal is designed to complement the surrounding neighbourhood by using high quality materials, a complimentary architectural style, and by providing a height transition from the row housing on the west side of 101 Street NW to the proposed apartment building located on the east side of the subject site. The increased density and ancillary commercial uses will contribute to the continued vibrancy of the Rossdale neighbourhood.

SITE LAYOUT AND BUILT FORM

Built Form

The proposed development consists of eleven (11) row housing units fronting onto 101 Street NW and a mixed-use 35 metre mid rise building separated by a private roadway. This configuration ensures a harmonious interface with the existing row housing complex to the west while providing a greater variety of housing choice in a mass scale that will address the “missing middle” mid rise development. Placing a mid-rise building in a mature neighbourhood location will encourage more efficient use of infrastructure and density.

Active Pedestrian Realm

The public realm adjacent to the site is proposed to be enhanced with this application. Improvements to the streetscape, including a new sidewalk along 98 Avenue NW between 101 Street NW and 100A Street NW, and the extension of the sidewalk on the west side of 100A Street NW to the south lot line are proposed. A public contribution will also be made towards off-site public realm improvements which may include additional trees with enhanced growing mediums, pedestrian scaled lighting, continuous decorative pavement treatment that extends into the pedestrian realm, and quality, durable street furnishings.

The active commercial, live work, and residential uses along the west, north and east sides will introduce active frontages along these streets. Row housing along the west side will further enhance the residential feel of 101 Street NW while the commercial spaces along the north edge will provide meeting spaces and promote the usage of the nearby Diamond Park. Users of Edmonton’s nearby river valley trail network can use the commercial space as a meeting point or destination along their travels.



East elevation showing Row Housing units

PLANS IN EFFECT

The Rossdale Area Redevelopment Plan is comprised of several land use areas and is generally structured to place significant height and density along the northern edge of the neighbourhood adjacent to Rossdale Road and transition to lower scale development to the south. The subject site is located in north Rossdale and straddles two future development areas within the ARP: Area 16 for Mixed Use - Medium Density Residential and Office Commercial and Area 17 for Commercial, Recreation, and Parks and Residential. This application seeks to amend the ARP by locating the site entirely within Area 16 and renaming it to "Mixed Use Medium and High Density Residential and Office Commercial. Text amendments to Section 3.5 of the Rossdale ARP are also proposed to include opportunities for High Density Residential and Commercial uses and allow for them to be located on the subject site.

The following Rossdale Area Redevelopment Plan Objectives provide support for the development proposal:

- **Plan Objective 7:** To introduce housing forms which are sympathetic to, and take advantage of, their river valley setting.
- **Plan Objective 12:** To provide for appropriate neighbourhood convenience commercial uses.
- **Plan Objective 13:** To encourage retail and office commercial development in North Rossdale in scale with the neighbourhood considering surrounding land use and transportation influences.
- **Plan Objective 14:** To encourage a mix of medium density residential and commercial uses in North Rossdale.

- **Plan Objective 21:** To ensure that redevelopment in North Rossdale provides an appropriate transition in density, height and mass from downtown to the low-density residential portions of South Rossdale.
- **Plan Objective 23:** To encourage developers to design and construct new buildings which are complementary to the character of existing developments.

APPLICABLE GUIDELINES

Residential Infill Guidelines (RIGS)

This application has been reviewed with respect to the Residential Guidelines (RIGs) for Mid rise Apartments. The majority of guidelines for Mid rise Apartments are met with regards to parking, built form, building design, site design, and streetscape. The application conforms with the locational criteria of the guidelines for being located in the central area of the City. Although the site is adjacent to an arterial roadway, access to the site is off a local roadway. The site is also complemented by amenity space on the north and west side.

SUN SHADOW IMPACTS

The March/September equinoxes and June solstice were the focus of the sun shadow study. Site and building design minimizes sun shadow with the majority of the shadows during the spring and summer months falling within the site itself. During the winter months the majority of the shadows impacts will fall to the open park space to the north

A full set of graphics showing shadow impacts at various times throughout the year is found in Appendix 3.

EDMONTON DESIGN COMMITTEE (EDC)

This application was reviewed by the Edmonton Design Committee on September 17, 2019. A recommendation of support was provided with the following conditions:

- Ensuring the proposed DC2 regulation(s) aligns with the drawings provided. The Committee noted key discrepancies related to the urban design interface (ie. wrapping parkade with active uses and landscaping) and the laneway treatment.
- Continue to refine the articulation of the south facade (and aligning the DC2 regulations as appropriate).
- Resolving off-site improvements (related to landscaping and streetscaping) and community amenity contributions (related to the proposed pocket park).

Administration worked with the applicant to ensure the proposed DC2 regulations aligned with the application's elevations and site plan and the overall design intent. The applicant also worked with Administration and the Rossdale Community League to resolve the off-site improvements and community amenity contributions. The owner/developer is proposing to

enter into an agreement to landscape the portion of City owned right-of-way adjacent to 98 Avenue NW.

PUBLIC CONTRIBUTIONS

C582 - Developer Sponsored Affordable Housing

The proposed DC2 Provision provides the option for the City to purchase 5% of any proposed residential dwellings at 85% of the market price or receive an equivalent cash in lieu contribution.

C599 - Community Amenity Contributions

The following public contributions are provided by the proposed DC2 Provision:

- Improvements to the streetscape, including a new sidewalk along 98 Avenue NW between 101 Street NW and 100A Street NW, and extension of the sidewalk on the west side of 100A Street NW to the south lot line.
- \$58,000 towards off-site public realm improvements which may include additional trees with enhanced growing mediums, pedestrian scaled lighting, continuous decorative pavement treatment that extends into the pedestrian realm, and quality, durable street furnishings.
- Eleven dwellings designed to be suitable for families by having minimum of 3 bedrooms at least three of the following features:
 - direct individual access to the public sidewalk;
 - access to a common Amenity Area specifically designed for children of at least 50.0 m², or have access to a private Amenity Area of at least 12.0 m²;
 - dedicated and enhanced bulk storage located within the Dwelling or on the same Storey as the Dwelling; or
 - dedicated and enhanced bicycle storage which shall accommodate a minimum of two bicycles.

These proposed public amenity contributions comply with City Policy C599, Community Amenity Contributions in Direct Control Provisions.

TECHNICAL REVIEW

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

PARKING, LOADING AND VEHICULAR ACCESS

Access to the development will be provided from 101 Street NW and to 98 Avenue NW via a one way private roadway this is planned to run between the row housing and the mid rise building. Parking for the row houses will be provided in the attached garages located at the rear

of each unit while the midrise building has a three level parkade which will be partially underground and partially above ground and wrapped with active residential and commercial uses. Surface parking stalls for visitors are also available for the midrise building. A Residential Parking Program is in place in areas of Rossdale, including on 101 Street NW and the south side of 98 Avenue NW adjacent to and west of the site. A mix of hourly restrictions and unrestricted parking is available on the north side of 98 Avenue and 101 Street north of 98 Avenue, which provides parking opportunities for the public. The surrounding local roadways are anticipated to operate at acceptable levels with the addition of the proposed development.

PUBLIC ENGAGEMENT

<p>DC2 PRE-APPLICATION NOTICE: October 30, 2018</p>	<p>As reported by the applicant:</p> <ul style="list-style-type: none"> • Number of recipients: 158 • Number of responses in support: 2 • Number of responses not in support: 0 • Number of responses with questions and no position of support or non-support: 4 <p><u>Comments/Questions:</u></p> <p>* frequency indicated by number beside each bullet</p> <ul style="list-style-type: none"> • Will the proposed units be owned or rented? (2) • Will visitor parking be available? (1) • Will sufficient parking be provided? (1) • Will commercial opportunities be limited to small format retail? (1) • Height (too high) (3)
<p>PRE-APPLICATION PUBLIC OPEN HOUSE November 20, 2018</p>	<p>As reported by the applicant:</p> <ul style="list-style-type: none"> • Number of attendees: 30 • Meeting Format: Question & answer <p><u>Comments/Questions received:</u></p> <ul style="list-style-type: none"> • Height concerns - Apartment Housing is too tall • Density concerns - density of high rise apartment is too high for neighbourhood • Parking concerns - concern about congestion in on-street parking and availability of visitor parking • Traffic impacts • Row housing is supported • Support for commercial and live work units • Questions about tenure of residential units • Construction timeline questions • Questions about target market and quality of development

	<ul style="list-style-type: none"> • Questions about property values of neighbouring properties
ADVANCE NOTICE March 19, 2019	<ul style="list-style-type: none"> • Number of recipients: 115 • Number of responses with concerns: 1 <p><u>Comments/Questions:</u></p> <ul style="list-style-type: none"> • Concern about potential increase in on-street parking and increase in traffic • Concern about shadowing impacts for the townhouse complex on the west side
APPLICANT PUBLIC OPEN HOUSE October 9, 2019	<p>As reported by the applicant:</p> <ul style="list-style-type: none"> • Number of attendees: 30 <p><u>Questions/Comments heard from the project team:</u></p> <ul style="list-style-type: none"> • Concern about potential increase in on-street parking and increase in traffic • Concern about commuters and traffic shortcutting through the neighbourhood • Support for limited commercial including smaller coffee shops or bakeries • Some concern about opportunity for a convenience store as it may attract crime to the neighbourhood
WEBPAGE	<ul style="list-style-type: none"> • https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/rossdale-planning-applications.aspx

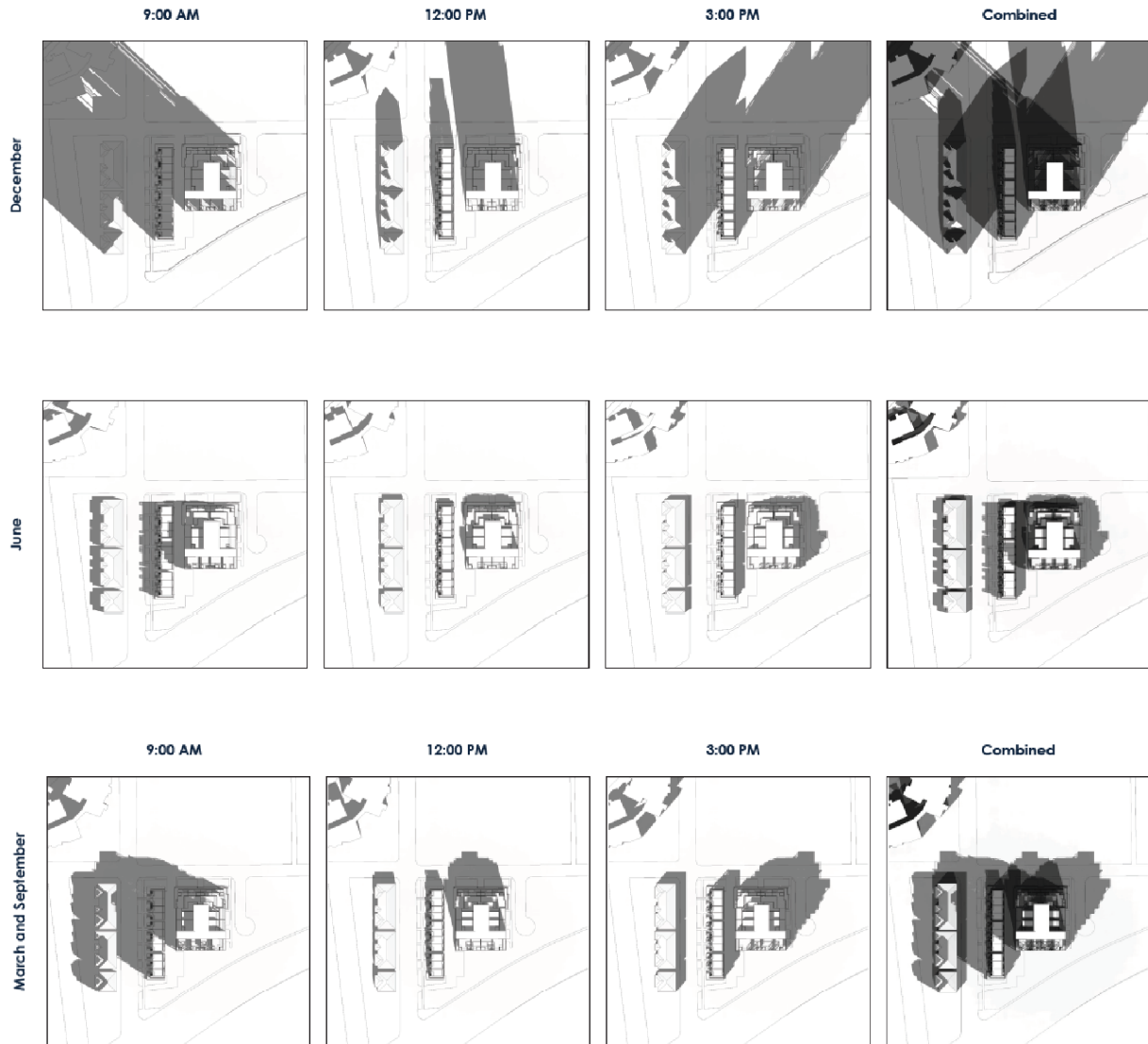
CONCLUSION

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

APPENDICES

- 1 Sun Shadow Study
- 2 Edmonton Design Committee Letter
- 3 Application Summary

Rossdale DC2 - Sun Shadow Study





EDMONTON ♦ DESIGN ♦ COMMITTEE

August 19, 2019

Mr. Peter Ohm, Chief Planner
City Planning, Urban Form and Corporate Strategic Development
7th Floor, 10111 - 104 Avenue NW
Edmonton, AB T5J 0J4

Dear Mr. Ohm:

Re: **Parkwood Rossdale (Rezoning)**
Evan Joyes - Associated Engineering

As determined by the Edmonton Design Committee at the meeting on August 17, 2019, I am pleased to pass on the Committee's recommendation **of support with conditions** for the Parkwood Rossdale (rezoning) project submitted by Associated Engineering.

The Committee recommends the Applicant work with Administration on the following:

- **Ensuring that the proposed DC regulation aligns with the drawings provided. The Committee noted key discrepancies related to the urban design interface (ie. wrapping parkade with active uses and landscaping) and the laneway treatment.**
- **Continuing to refine the articulation of the south facade (and aligning the DC regulations as appropriate).**
- **Resolving off-site improvements (related to landscaping and streetscaping) and community amenity contributions (related to the proposed pocket park).**

You will notice that a copy of this letter is also being sent to the applicant. I hope this will inform your future discussions with the applicant as this project proceeds.

Yours truly,

Edmonton Design Committee

Wes Sims
Architect AAA
EDC Chair

WS/ps

- c. Applicant - Company
 - Evan Joyes - Associated Engineering
 - Sean Conway - City of Edmonton
 - Travis Pawluk - City of Edmonton
 - Edmonton Design Committee

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment, Rezoning, Road Closure
Bylaws/Charter Bylaw:	19133, 19134, 19135
Date of Application Acceptance:	February 25, 2019
Location:	Land generally located north of 97 Avenue NW, east of 101 Street NW, and south of Rossdale Road NW
Addresses:	9803, 9806, 9818, 9822, 9826, 9828, 9832, 9834, 9838, 9842, 9843, 9844, 9848, 9855 and 9856 - 100 Street NW; 9903 - Rossdale Road NW; 9803 - 101 Street NW; 10003 and 10075 - 98 Avenue NW
Legal Descriptions:	Lots 2, 3MR and 4ER, Block 1, Plan 0021114; Lots 1-2, Block 2, Plan 0021114; Lots 16-30, Block 7, Plan Q; Lots 14-15, Block 8, Plan Q; Lots 12-15, Block 15, Plan Q; Lot 31, Block 5, Plan 1920032; and road closed by Bylaw 19134
Site Area:	0.39 ha (10075 - 98 Avenue NW only)
Neighbourhood:	Rossdale
Notified Community Organization:	Rossdale Community League
Applicant:	Associated Engineering

PLANNING FRAMEWORK

Current Zones and Overlay:	(DC1) Direct Development Control Provision (RF5) Row Housing Zone Mature Neighbourhood Overlay
Proposed Zones:	(DC1) Direct Development Control Provision (DC2) Site Specific Development Control Provision
Plan in Effect:	Rossdale Area Redevelopment Plan (ARP)
Historic Status:	None

Written By:	Sean Conway
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination