



ADMINISTRATION REPORT REZONING McARTHUR INDUSTRIAL

14125 - 137 AVENUE NW

To allow for a mid-rise residential building.



RECOMMENDATION AND JUSTIFICATION

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

- will contribute units towards the goal of 600 units of permanent supportive housing by 2022 as set out in the Affordable Housing Investment Plan;
- will allow for medium density residential land use adjacent to complementary existing land uses; and
- will increase residential housing options in proximity to nearby residential and commercial uses, and other services.

THE APPLICATION

CHARTER BYLAW 19504 proposes to amend the Zoning Bylaw from (AJ) Alternative Jurisdiction Zone to (RA8) Medium Rise Apartment Zone.

If approved, the proposed zone will allow for medium rise, multi-unit residential building with limited commercial opportunities at ground level.

The applicant's intent is to develop a 6-storey residential building with 50 dwelling units for supportive housing.



ARTISTIC RENDERING

SITE AND SURROUNDING AREA

The rezoning area is approximately 0.46 hectares in size and is undeveloped. The site is located south of 137 Avenue NW, east of the CN rail line and west of a linear park that extends to south of 132 Avenue NW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AJ) Alternative Jurisdiction Zone	Vacant lot
CONTEXT		
North	(CB2) General Business Zone	Warehouse Sales
East	(AP) Public Parks Zone	Linear Park
South	(AJ) Alternative Jurisdiction Zone	CN Rail Yard
West	(AJ) Alternative Jurisdiction Zone (IB) Industrial Business Zone	CN Rail line Vacant lot with a large tree stand

PLANNING ANALYSIS

The City of Edmonton acquired this land from CN Rail in 1956. The property has been deemed surplus to municipal needs. The land was selected by the Housing and Homelessness Section of the Social Development branch in alignment with the investment guidelines in City Policy C601 - Affordable Housing Investment Guidelines.

Access to the site will be provided from the east, with the extension of 137 Avenue NW (service road) to the north side of the proposed site. Measures such as a berm and screening fence along the west and resident parking on the north portion of the lot will lessen the impact of the

rail line and the arterial road. The intent is that the site will integrate into the Wellington neighbourhood to the east.

The proposed RA8 Zone which allows for medium density housing is compatible with the adjacent land uses to the north, east and south: apartment buildings, commercial shopping centres, and green space. The proposed rezoning will increase residential housing opportunities within walking distance of a linear park and commercial facilities and support the City’s goal of ending homelessness in Edmonton.

There is no neighbourhood plan in effect for this area.

TECHNICAL REVIEW

EPCOR Water has advised significant water infrastructure upgrades are required to support the proposed rezoning.

A Traffic Impact Assessment was submitted as part of the technical review and is supported by Transportation Services.

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

PUBLIC ENGAGEMENT

<p>ADVANCE NOTICE July 16, 2020</p>	<ul style="list-style-type: none"> ● Number of recipients: 12 ● Number of responses in support: 0 ● Number of responses with concerns: 1 ● Concern: Increased traffic and crime
<p>ONLINE ENGAGEMENT WEBPAGE August 26 - September 22, 2020</p>	<ul style="list-style-type: none"> ● Number of visitors: 53 ● Number of feedback forms in support: 2 ● Number of feedback forms with concerns: 4 ● Common comments included: Increased traffic and crime, poor location ● https://engaged.edmonton.ca/lda19-0280/mcarthurrezoning
<p>PLANNING APPLICATION WEBPAGE</p>	<ul style="list-style-type: none"> ● https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/mcarthur-industrial-planning-applications.aspx

For a complete summary of comments collected from the advance notice and during and after the online public engagement, refer to the attached What We Heard Report.

CONCLUSION

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

APPENDICES

- 1 What We Heard Report
- 2 Application Summary

WHAT WE HEARD REPORT

Online Public Engagement Feedback Summary

LDA19-0280 - Wellington/McArthur Industrial

PROJECT ADDRESS: 14125 - 137 Avenue NW

PROJECT DESCRIPTION: The application proposes to rezone the property from the **(AJ) Alternative Jurisdiction Zone** to the **(RA8) Medium Rise Apartment Zone**. If approved, the proposed rezoning would allow for the opportunity for a 23-metre high (approximately 6-storey) apartment building with limited commercial opportunities, such as child care services, general retail stores and specialty food services, at ground level. The applicant’s intent is to develop a 6-storey residential building with 50 dwelling units for supportive housing.

PROJECT WEBSITE: https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/mcarthur-industrial-planning-applications.aspx

ENGAGEMENT FORMAT: Online Engagement Webpage - Engage Edmonton: <https://engaged.edmonton.ca/wellingtonsupportivehousing>

ENGAGEMENT DATES: August 26 - September 22, 2020

- NUMBER OF VISITORS:**
- Engaged: 7
 - Informed: 12
 - Aware: 42

See “Web Page Visitor Definitions” at the end of this report for explanations of the above categories.

TYPE OF ENGAGEMENT	DATE	RESPONSES/ RECIPIENTS
Advance Notice of Rezoning Application (sent to property owners within 60 m of the site)	July 16, 2020	Recipients: 12 Responses with concern: 1
McArthur/Wellington Planning Applications	July 23, 2020	N/A



Webpage		
Sign Posted on Site	July 30, 2020	N/A
Advance Notice from the City (Online Engage Edmonton)	August 26, 2020	Recipients: 356
Public Engagement, City Hosted Event (online format)	August 26, 2020 - September 22, 2020	Number of Visitors: 53 Responses (opposed): 4 Responses (support): 2

ABOUT THIS REPORT:

Information in this report includes responses to the advanced notice and feedback gathered through the Engaged Edmonton online platform between August 26, 2020 - September 22, 2020. This report will be shared with those who emailed the file planner, and/or provided an email address on the Engage Edmonton website, as well as with the applicant and the Ward Councillor.

Input from Edmontonians will be used to inform conversations with the applicant about potential revisions to the proposal to address concerns or opportunities raised. Feedback will also be summarized in the report to City Council if/when the proposed rezoning advances to a future City Council Public Hearing for a decision.

ENGAGEMENT SESSION FORMAT:

The engagement session was an online format where attendees were able to view a website with project, planning process, and contact information. Participants were encouraged to ask questions of City Staff and the applicant - in an online “Share Your Thoughts” & “Ask Your Questions” - format.

The comments are summarized by the main themes below. The questions asked and their answers are also included in this report.

WHAT WE HEARD:

Support: 2

Opposed: 4

COMMENTS:

Poor Location

- It is a poor location. As they just removed similar housing only a few blocks from the area for higher priced townhouses. This project seems like it has not been given enough thought.

- Considering this area consists of residential houses, I think there should be no commercial development in the building at all... It is bad enough already, and when adding staffing needs and such, I think a better location could have been chosen. Bad enough you are taking up one of the few green spaces in the area.
- My advice for rezoning is to rezone this project somewhere else...
- Don't like the chosen area.

Traffic Issues/Concerns

- The proposal will create more traffic problems that are already an issue.
- The community is blocked with many ways in or out.
- There is no direct access from that location to a main street.
- These individuals will need to travel through our community to access appropriate routes, through our kids playgrounds and school yards.

Increased Crime

- This will cause increased crime to the neighbourhood.

Lack of Transparency Due to Online Engagement

- The City is using the COVID-19 shutdown as a way to push through projects.
- The time of the public hearing is not viable for the average working household.

Support for Supportive Housing

- It is the responsibility of all communities to support safe housing for ALL.
- 50 units is perfect to allow integration with this family oriented community.
- It is a beautiful piece of land - nice to see it used for vulnerable people.
- I highly support the proposed rezoning.

QUESTIONS & ANSWERS:

Rezoning Questions & Answers

***Note:** Zoning regulates what types of buildings are allowed on a site (eg. residential or commercial) and the basic size and shape of those buildings. It does not control who can live or work in the buildings or whether the property is rented or owned. The City's Development Services Branch reviews the rezoning application based on:*

- *Approved policies, plans and guidelines;*
- *Planning analysis (how the proposed zone fits into the neighbourhood);*
- *Technical information (traffic impacts, water and sewer capacity, etc.); and*
- *Public input (feedback from the public will be summarized in the final report to Council).*

The City of Edmonton's Affordable Housing and Homelessness section accepted feedback separately on the building design and a good neighbour agreement. For more information, please visit edmonton.ca/wellingtonsupportivehousing.

1. When is the start date for this project? I just moved into Wellington townhomes and was assured by our landlord that we would not be living near any planned construction zones for the next year of our lease. What can we expect ? I would have appreciated knowing this before moving in as I do not want to live next to a loud, noisy and smelly construction zone and I am not okay with that! Thank you. Will the neighbors be compensated for this inconvenience to our living situation, will we be able to get out of a lease if this goes through making it not the same agreed upon living environment? Thank you.
 - Before any construction can begin, City Council needs to approve the proposed rezoning from (AJ) Alternative Jurisdiction to (RA8) Medium Rise Apartment Zone. The rezoning application is tentatively scheduled for the December 8, 2020, Council Public Hearing. Information on how you can register to speak will be forthcoming. If the rezoning is approved, the applicant will need to submit both a Development Permit Application as per the City's Zoning Bylaw as well as a Building Permit Application as per the Safety Codes Standards. If the applicant receives rezoning approval and approval for both permits, then the anticipated start date of construction is the summer of 2021. With regards to compensation to your living situation, that is a private to private matter involving you and your landlord with no City involvement.
2. With the proposed site in Wellington, will the roads be upgraded. Both of the roads going to this site are pretty much alley-ways.
 - To support the rezoning application, road upgrades are not required. The applicant will be required to construct an access road and sidewalk from the existing 136a Avenue terminus to the proposed site entrance in accordance with the City of Edmonton Complete Streets Design and Construction Standards. The access road is to be constructed with 7.0 m wide pavement to match the existing 136a Avenue. In addition the owner will be required to construct a pedestrian connection (sidewalk) from the site along 136a Avenue to connect to the existing terminus of sidewalk at 140 Street and a connection to the shared use path along the south side of 137 Avenue from the site and/or a pedestrian connection along 136a Avenue.
3. What are you going to do about the increased traffic in the area, as it is already to the max, and I am sure any commercial development is going to bring in more, not to mention the staff needs?
 - The developer (Homeward Trust) has stated the intent of the proposed

development is for a residential land use (50 unit, apartment housing). As part of the formal review done by administration, a Traffic Impact Assessment (TIA) was submitted and approved by the City's Transportation Department.

4. With the location of the Wellington site, 136 Ave NW, is pretty much an alley way. The North/South part of this road has power poles in it on the West side, just like an alley would. 1. Will these roads be upgraded to handle the extra traffic in the area? 2. Will these roads handle the construction supplies and equipment that will need to use this road for construction? 3. If nothing is to be done, will the construction company have to pay for damages to the road?
 - No road upgrades are required to facilitate the proposed rezoning. The developer (Homeward Trust) will be required to construct an access road and sidewalk from 136a Avenue to the future development site. A future construction contractor would be required to return any areas damaged by construction activities to their pre-existing condition.

Supportive Housing Questions & Answers

Note: Answers to the following questions on building design and site operations were provided by the City of Edmonton's Affordable Housing and Homelessness Section. For additional public feedback on the McArthur/Wellington site, including the Good Neighbour Plan and building design, please access the McArthur/Wellington Supportive Housing site and their What We Heard Report at: edmonton.ca/wellingtonsupportivehousing

1. Why are the 2 new community engagements set for hours that people are working and cannot attend? Well aware you wish to push through projects without proper public advisement and engagement. When will we receive time for proper community hearing and engagement?
 - The first information session, held on September 1, 2020, included a discussion with panelists on supportive housing in Edmonton. The panelists were Inspector Daniel Jones from the Edmonton Police Service; Ashley Baxter, Director of Community Programs and Services from Bissell Centre (a supportive housing service provider); and Emily Dietrich, Chief Programs Officer at Homeward Trust.
 - In response to community feedback, the second virtual information session was moved to September 14 at 7:00 pm. Participation in the session was through: edmonton.ca/supportivehousing. This session also included a discussion with panelists on supportive housing in Edmonton. The panelists were Brendan Pinches, Program Manager, Affordable Housing and Homelessness, City of Edmonton; Inspector Daniel Jones from the Edmonton Police Service; Ashley Baxter, Director of Community Programs and Services from Bissell Centre (a supportive housing service provider); and Emily Dietrich, Chief Programs Officer at Homeward Trust. Moderated by Chris Henderson, an external facilitator hired by the City of Edmonton.

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'.

FUTURE STEPS:

- When the applicant is ready to take the application to Council:
 - Notice of Public Hearing date will be sent to surrounding property owners
 - Once the Council Public Hearing Agenda is posted online, you can register to speak at Council by completing the form at edmonton.ca/meetings or calling the Office of the City Clerk at: 780-496-8187
 - You can submit written comments to the City Clerk (city.clerk@edmonton.ca) or contact the Ward Councillor Bev Esslinger, directly.
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IF YOU HAVE ANY QUESTIONS ABOUT THIS APPLICATION, PLEASE CONTACT:

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Phone: 780-496-7370

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19504
Location:	South of 137 Avenue NW and west of 136a Avenue NW
Address:	14125 - 137 Avenue NW
Legal Description:	Lot 2, Block B, Plan 1940KS
Site Area:	0.46 ha
Neighbourhood:	McArthur Industrial
Notified Community Organizations:	The Cumberland/Oxford Community League; The Wellington Park Community Leagues Edmonton Area Council One Society Area Council; & The Castle Downs Recreation Society Area Council
Applicant:	City of Edmonton Real Estate

PLANNING FRAMEWORK

Current Zone:	(AJ) Alternative Jurisdiction Zone
Proposed Zone:	(RA8) Medium Rise Apartment Zone
Plan in Effect:	None
Historic Status:	None

Written By:	Luke Cormier
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination