



ADMINISTRATION REPORT **REZONING** STRATHCONA

9928 - 89 AVENUE NW

To allow for medium rise Multi-unit Housing.



RECOMMENDATION AND JUSTIFICATION

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

- the proposed zoning is comparable or lower in intensity than the zoning on much of the nearby land;
- given this context, the land use impact differences between the existing and proposed zone is minimal; and
- the proposed RA8 Zone is the zone that applies to the majority of the Walk Up Apartment Area of the Strathcona Area Redevelopment Plan within which this site is also located.

THE APPLICATION

1. CHARTER BYLAW 19466 to change the zoning from the (RA7) Low Rise Apartment Zone to the (RA8) Medium Rise Apartment Zone. The proposed RA8 Zone would allow for a 23 metre high (approximately 6 storey) residential building with limited commercial opportunities at ground level, such as Health Services, Convenience Retail Stores and Specialty Food Services.

SITE AND SURROUNDING AREA



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RA7) Low Rise Apartment Zone	2.5 Storey apartment building
CONTEXT		
North	(RA7) Low Rise Apartment Zone	4 Storey apartment building (seniors housing)
East	(DC2) Site Specific Development Control Provision	Vacant land (zoned for two towers, approximately 15-21 storeys)
South	(RF2) Low Density Infill Zone	Single Detached Houses
West	(RA8) Medium Rise Apartment Zone	4 Storey apartment building



VIEW OF SITE LOOKING NORTHEAST



VIEW OF SITE LOOKING SOUTHEAST

PLANNING ANALYSIS

The existing RA7 Zone and the proposed RA8 Zone are nearly identical, with the exception of height, floor area ratio and minimum density.

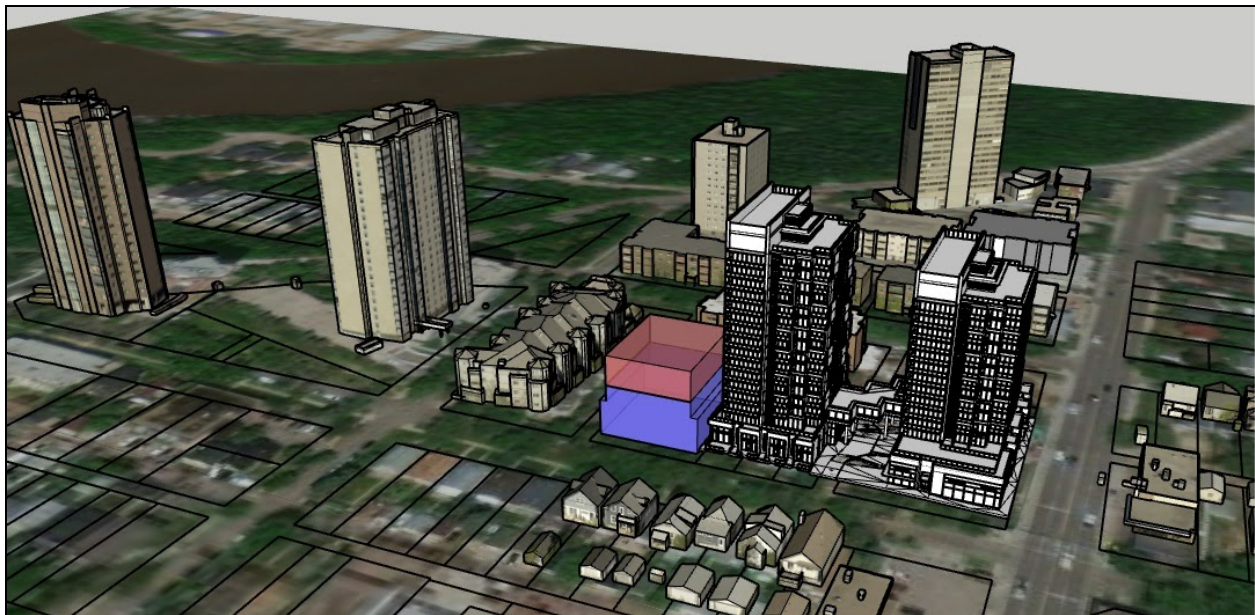
REGULATION	RA7	RA8
Height	14.5 - 16.0 m	23.0 m
Floor Area Ratio	2.3 - 2.5	3.0 - 3.3
Minimum Density	45 dwellings/hectare	75 dwellings/hectare

Permitted and Discretionary Uses (including commercial ones) are the same as are most other regulations like setbacks, stepbacks and design details. Therefore, the land use change being considered with this application relates to the addition of approximately 2 more storeys. The graphic below shows massing models of the existing zone (blue) and the addition of the 2 extra storeys by the proposed zone (red). The two towers shown directly to the east of the site are not built but the zoning for them has been approved.



VIEW OF SITE LOOKING NORTH

Given the surrounding zoning, existing buildings and general context, Administration considers a 6 storey building to be just as compatible as a 4 storey building would be at this location. The site has a lane on two sides and, except to the south, adjacent sites are zoned for low to high rise buildings. The site is part of a “triangle” of medium to high density development bounded by 89 Avenue NW, Saskatchewan Drive NW and 99 Street NW. Within this triangle, whether a building is 4 storeys, 6 storeys or even taller in some locations does not create a compatibility issue with the lower scale portions of the neighbourhood south of 89 Avenue NW or to the east on the other side of 99 Street NW.



VIEW OF AREA LOOKING NORTHWEST SHOWING THE “TRIANGLE” OF MEDIUM TO HIGH DENSITY DEVELOPMENT

The transition across 89 Avenue NW, to the south, where there are Single Detached Houses under the (RF2) Low Density Infill Zone, is the most abrupt transition. Regulations for the

design of the facade that faces these houses are the same between the existing and proposed zones with ground level units having entrances oriented towards the street and other features intended to provide a pedestrian friendly interface. In addition, the 20 metre width of the avenue with mature boulevard trees on both sides provides a good buffer between the two land uses.

It is concluded that the additional height, while creating slightly longer shadows, is not a significant change in scale or building form and will not result in noticeably different land use impacts on surrounding properties.

STRATHCONA AREA REDEVELOPMENT PLAN

This site is within the Walk Up Apartment Area of the Strathcona Area Redevelopment Plan (ARP). The general intent of this area is to continue to accommodate walk up apartment development and to ensure that future apartment development, or redevelopment, maintains the pedestrian friendly character of the streetscape, is compatible with the scale of apartments that have been built to date, and has minimal impact on adjacent single family development.

While the RA7 Zone is more compatible with the intent of this Area, and the 6 storeys allowed by the RA8 Zone cannot really be considered a "Walk Up Apartment", the majority of the Walk Up Apartment Area along the 99 Street NW corridor is already zoned RA8. Historically, the plan had worked in conjunction with the RA8 Zone and the Medium Density Residential Overlay which reduced the height of buildings within the RA8 Zone from 6 storeys to 4 storeys, consistent with the ARP intent for "Walk Up Apartments". However, with the "Missing Middle" zoning changes in August 2019, this overlay was removed from the Zoning Bylaw without any associated amendment to the Strathcona ARP, meaning the underlying 6 storey height of the RA8 Zone is now allowed for the majority of the Walk Up Apartment Area.

This new lack of consistency between the intent of Walk Up Apartment Area and the RA8 Zone creates an awkward policy context for consideration of these kinds of applications but it is not a characteristic unique to this site and it would not be fair to put the burden of solving this issue on this particular applicant and site.

RESIDENTIAL INFILL GUIDELINES

The Residential Infill Guidelines consider 5 - 8 storey buildings to be a type of large scale infill form called Mid Rise Apartments. According to the guidelines, Mid Rise Apartment buildings should be located in the City's key activity centres, such as downtown, areas adjacent to LRT Stations or at existing regional or community level shopping centre sites. Exceptions can also be made for "Large Sites" that are over one hectare in size or on other sites where the specific context of the site warrants consideration of Mid Rise buildings. These would be sites that have direct access to an arterial or collector road, and are isolated from small scale residential development by other land uses such as existing medium/large scale residential development, commercial development, a large park site or natural area. This site does not align well with this locational criteria.

Administration recognizes that the locational criteria for Mid Rise Apartments in the Residential Infill Guidelines is likely too restrictive, especially in an area where the RA8 Zone already exists

directly to the west and where a zone allowing two towers abuts the site to the east. As such, these guidelines are not a very effective reference tool in this case. Aside from locational guidelines, the proposed RA8 Zone aligns fairly well with the guidelines for parking, built form and design and site design and streetscape.

TECHNICAL REVIEW

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

A Drainage Servicing Study was reviewed with this application and concluded that there will be a requirement for the future building to have onsite stormwater management within the property with an outflow rate of 11.27 litres per second per hectare to the combined sewer system. This will ensure the more intense development does not overwhelm the existing combined sewer system.

EPCOR Water also identified a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner will be required to construct and pay for one new on-street fire hydrant on the north side of 89 Avenue NW, 90 metres east of the existing hydrant on the east side of 100 Street NW.

PARKING, LOADING AND VEHICULAR ACCESS

Without a maximum number of dwellings in the RA8 Zone and with no minimum parking requirements in line with Open Option parking, a transportation/parking impact assessment was not meaningful to carry out at the zoning stage. However, one may be required at the development permit stage depending on the type and intensity of the development that gets proposed if the RA8 Zone is approved.

Vehicular access for any future development will be from one of the abutting lanes and not from 89 Avenue NW with site access being more closely reviewed with submission of a detailed site plan at the development permit stage.

The Strathcona neighbourhood renewal, which is currently underway, includes renewal of the neighbourhood roadways and enhancement of active mode connections through new multi-use roadways, sidewalks, crosswalks, pedestrian signals, separated bike lanes, and more. In the immediate vicinity of the development, a curb extension will be constructed on the northwest corner of 99 Street NW and 89 Avenue NW and a new two way protected bike lane is being constructed west of the site along 100 Street NW. These improvements are expected to calm vehicular traffic, support an increase in active mode trips within the neighbourhood, as well as provide connection to the broader active transportation network.

PUBLIC ENGAGEMENT

ADVANCE NOTICE

February 26, 2020

- Number of recipients: 65
 - Number of responses in support: 0
 - Number of responses with concerns: 5
 - Common comments included:
-

	<ul style="list-style-type: none">o 4 storeys is enough, doesn't need to increase to 6 (x2)o Open Option Parking won't work here, street parking is already too full (x2)o There should be no commercial activities this far away from 99 Street NW (x2)o No need for more apartments, already lots of vacancy in the area.o Traffic increase concerningo Construction noise and impactso Shadow impact on apartment building to the west of the sighto This zoning change would be a further divergence from direction in the ARP
WEBPAGE	<ul style="list-style-type: none">• https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/strathcona-planning-applications.aspx

CONCLUSION

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

APPENDICES









- 1 Context Plan Map
- 2 Application Summary

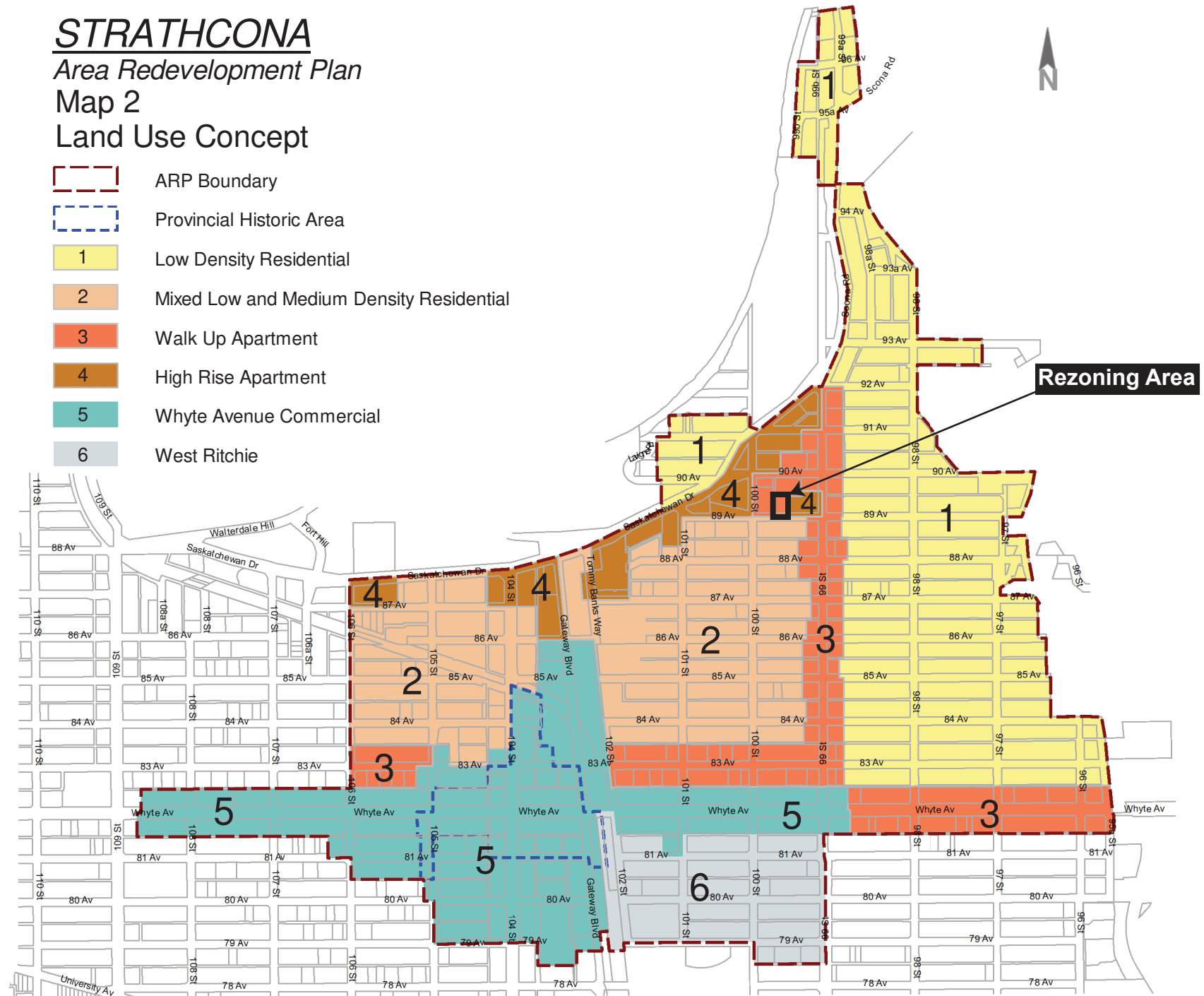
STRATHCONA

Area Redevelopment Plan

Map 2

Land Use Concept

-  ARP Boundary
-  Provincial Historic Area
-  1 Low Density Residential
-  2 Mixed Low and Medium Density Residential
-  3 Walk Up Apartment
-  4 High Rise Apartment
-  5 Whyte Avenue Commercial
-  6 West Ritchie



*Map accurate as of October 19, 2020

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19466
Location:	North side of 89 Avenue NW, between 99 Street NW and 100 Street NW
Address:	9928 - 89 Avenue NW
Legal Description:	Lots 23 - 25, Block 122, Plan RN27
Site Area:	1185.1 m ²
Neighbourhood:	Strathcona
Notified Community Organizations:	Strathcona Community League Central Area Council of Community Leagues
Applicant:	Situate Inc.

PLANNING FRAMEWORK

Current Zone:	(RA7) Low Rise Apartment Zone
Proposed Zone:	(RA8) Medium Rise Apartment Zone
Plan in Effect:	Strathcona Area Redevelopment Plan
Historic Status:	None

Written By: Andrew McLellan
Approved By: Tim Ford
Branch: Development Services
Section: Planning Coordination