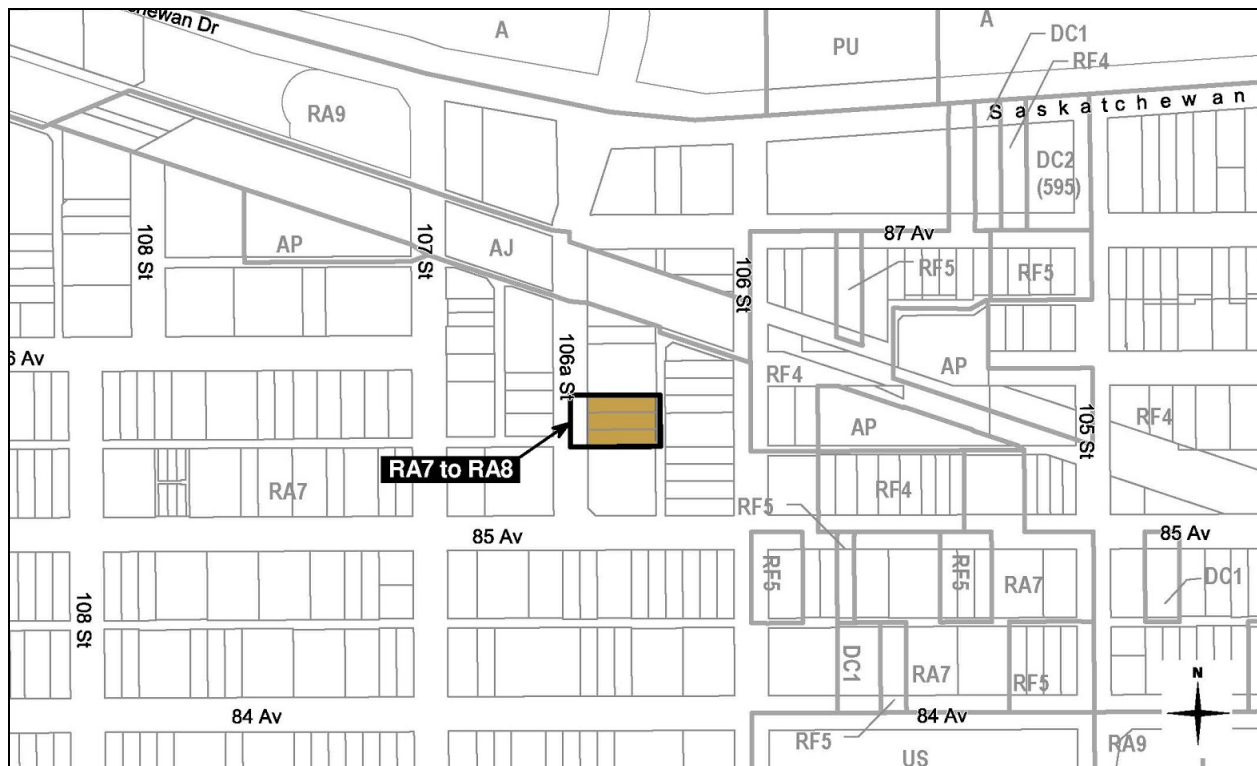




ADMINISTRATION REPORT REZONING, PLAN AMENDMENT STRATHCONA

8515, 8521 & 8523 - 106A STREET NW



Recommendation: That Bylaw 19534 the Garneau Area Redevelopment Plan and Charter Bylaw 19535 to amend the Zoning Bylaw from (RA7) Low Rise Apartment Zone to (RA8) Medium Rise Apartment Zone be APPROVED.

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

- it proposes a moderate increase in building mass on a site already zoned for low rise apartment buildings;
- respects the height transition in the Garneau Area Redevelopment Plan; and
- locates a mid rise building near to the University of Alberta and local amenities.

Report Summary

This land use amendment application was submitted by Michael de Wolf of L7 Architecture on April 14, 2020. This application proposes to change the designation of three parcels from the (RA7) Low Rise Apartment Zone to the (RA8) Medium Rise Apartment Zone to allow for:

- a residential building with limited commercial opportunities at ground level;
- a maximum building height of 23 metres (an increase from the current maximum of 16 metres); and
- a maximum building floor area of approximately 4,001 square metres, based on a floor area ratio (FAR) of 3.3.

This proposal is in alignment with the applicable policies of CityPlan by promoting compact, mixed use development within close proximity to a major node.

The proposal also generally aligns with the Garneau Area Redevelopment Plan which designates the site as appropriate for medium density housing. However, an amendment to Policy 2.1 to allow for 6 storey development on this site is required as part of this application.

The Application

1. BYLAW 19534 to amend Policy 2.1 of the Garneau Area Redevelopment Plan. Policy 2.1 of the Garneau Area Redevelopment Plan currently limits development within Sub-Area 2 of the plan to Apartments with a maximum height of 4 storeys, and stacked row housing. This policy is proposed to be amended to allow for development of up to 6 storeys at 851, 8521 & 8523 - 106a Street NW.
2. CHARTER BYLAW 19535 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

The site consists of three lots located north of 85 Avenue on 106a Street NW within the Strathcona neighborhood. The surrounding area is predominantly zoned (RA7) Low Rise Apartment Zone and consists of low rise apartments and single detached houses with high rise towers are located a block to the north on Saskatchewan Drive, zoned (RA9) High Rise Apartment Zone and (DC2) Site Specific Development Control Provision. Nearby park amenities include access to the River Valley from Saskatchewan Drive and the Strathcona Rail Community Garden 100 metres to the east.



AERIAL VIEW OF APPLICATION AREA

SUBJECT SITE	<ul style="list-style-type: none"> • (RA7) Low Rise Apartment Zone 	<ul style="list-style-type: none"> • Three single detached dwellings
CONTEXT		
North	<ul style="list-style-type: none"> • (RA7) Low Rise Apartment Zone 	<ul style="list-style-type: none"> • Two 4-storey residential apartment buildings
East	<ul style="list-style-type: none"> • (RA7) Low Rise Apartment Zone 	<ul style="list-style-type: none"> • Two 3-storey apartment buildings • Three single detached dwellings
South	<ul style="list-style-type: none"> • (RA7) Low Rise Apartment Zone 	<ul style="list-style-type: none"> • 3-storey residential apartment building
West	<ul style="list-style-type: none"> • (RA7) Low Rise Apartment Zone 	<ul style="list-style-type: none"> • 3-storey residential apartment buildings • Single detached dwellings



VIEW OF SITE LOOKING EAST FROM 106a STREET NW

Planning Analysis

LAND USE COMPATIBILITY

The site and surrounding area is zoned (RA7) Low Rise Apartment Zone which allows for residential development up to 16.0 m in height, or approximately 4 storeys. The proposed RA8 zone is the same as the RA7 Zone with the exception of increased height, greater floor area ratio, and minimum density.

Permitted and Discretionary Uses (including commercial uses) are the same as are other regulations such as setbacks, stepbacks, and design details. As a result, the land use change being considered with this application can be generalized as a request to increase permitted heights on these lots by approximately 2 storeys.

Directly adjacent to the property are two existing low rise apartment buildings with a modern four storey building to the north, and a three storey walk up to the south. Transitions to and from these properties are managed through setbacks and a stepback above 10.0 m in height (approximately above the 3rd storey) which is comparable to the heights of these adjacent buildings.

The transition across 106a Street NW, to the west, where there are Single Detached Houses 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.

RA7 & RA8 COMPARISON SUMMARY

	RA7 <i>Current</i>	RA8 <i>Proposed</i>
Principal Building	Multi-Unit Housing	Multi-Unit Housing
Height	16.0 m	23.0 m
Floor Area Ratio	2.3 - 2.5	3.0 - 3.3
Density	Minimum: 45 du/ha Maximum: None	Minimum: 75 du/ha Maximum: None
Setbacks North South Lane - East 106a Street - West	1.2 m ¹ 1.2 m ¹ 7.5 m 4.5 m	1.2 m ¹ 1.2 m ¹ 7.5 m 4.5 m
Commercial Uses Permitted	Limited uses permitted at grade.	Limited uses permitted at grade.
Notes:		
¹ Setback is increased to 3.0 m over 10.0 m in height to create a stepback from the adjacent properties.		

PLANS IN EFFECT

Garneau Area Redevelopment Plan

The overall development concept of the Garneau Area Redevelopment Plan (ARP) is designed to accommodate city growth through redevelopment while ensuring it is compatible with the existing residential character of the neighbourhood. The general policies of the ARP manage this growth by restricting high rise development to the north and east edges of the neighbourhood (Policy G.3) and managing an appropriate transition from high rise to low rise apartment buildings. This is reflected through Policy G.4 which graphically shows the intended transition in height below.

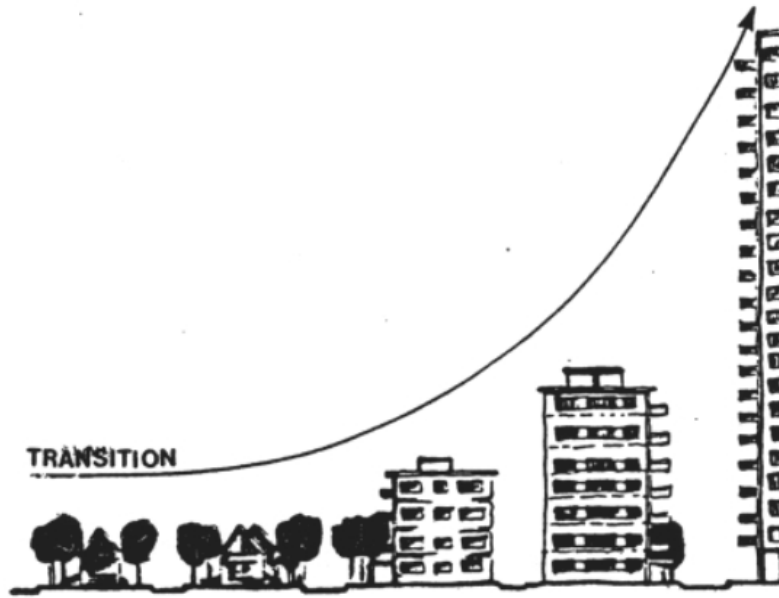


IMAGE FROM THE GARNEAU ARP SHOWING APPROPRIATE TRANSITION IN HEIGHTS

This site is located within Sub-Area 2 of the ARP which is described as “primarily a medium density residential zone” where “walk up apartment buildings predominate with pockets of single family dwellings interspersed among them.” This sub-area has high rise apartment buildings located north on Saskatchewan Drive overlooking the river valley.

While the plan describes this area as appropriate for medium density development, and encourages diversity in housing, the policies which govern this sub-area restrict development to 4 storey apartments or stacked row housing. (RA7) Low Rise Apartment Zone is applied to the majority of the properties within Sub-Area 2. This is demonstrative of the more modest definition of medium density development when the Garneau ARP was written versus current expectations or medium density.

While this application does propose to amend policy 2.1 to allow for 6 storey development, it is important to note that the general residential policies of the ARP would still be maintained. This site is located approximately 40 metres from the rail right-of-way which is intended to be a break between high rise buildings located on Saskatchewan Drive and the interior of the neighbourhood which allows for the development of low rise apartments (See Appendix 1 for Context Map).

Allowing for 6 storey development on this site would meet the land use objectives of Sub Area 2 as well as be in alignment with the general policies of the Garneau ARP.

Residential Infill Guidelines

The Residential Infill Guidelines (RIG) consider buildings from five to eight storeys to be Mid Rise Apartments. According to the RIGs, Mid Rise Apartment buildings should be located in the City’s key activity centres, areas adjacent to LRT Stations or at existing regional, or community level shopping centre sites. Exceptions are 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 except for its proximity to the University of Alberta.

Administration recognizes that the locational criteria for Mid Rise Apartments in the Residential Infill Guidelines is likely too restrictive, when there are multiple high rise developments within a block north of the site. As such, these guidelines are not an 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.

CITYPlan Alignment

City Plan, the new Municipal Development Plan, provides high level policy for the long term growth of Edmonton. One key piece of this plan is to accommodate all of this future growth within Edmonton's existing boundaries, with no further annexations or expansions. To do this, 50% of all new residential units are intended to be created at infill locations, focusing on key nodes and corridors.

The University-Garneau area is identified as one of six Major Nodes located across the city. While there are no specific boundaries identified for these Major Nodes, they are considered to be approximately 2 km across. Located 1.3 km from the University of Alberta Campus, this site is within close proximity of this major node.

From a high level policy perspective, it is concluded that this proposed mid-rise building is in support of the infill objectives of The City Plan.

Technical Review

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

Community Engagement

ADVANCE NOTICE May 4, 2020	<ul style="list-style-type: none">• Number of recipients: 61• Number of responses with concerns: 8• Common comments included:<ul style="list-style-type: none">o General opposition to proposalo Concerns regarding heighto Out of character for neighbourhoodo Impacts to property valueso Shadow impacts on surrounding properties
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	<ul style="list-style-type: none">o Parking and traffic concernso Site not suitable for commercial useso Concerns regarding noiseo Impacts to City treeso Damage and noise from construction
WEBPAGE	edmonton.ca/garneau

Conclusion

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

APPENDICES

- 1 Context Plan Map
- 2 Application Summary

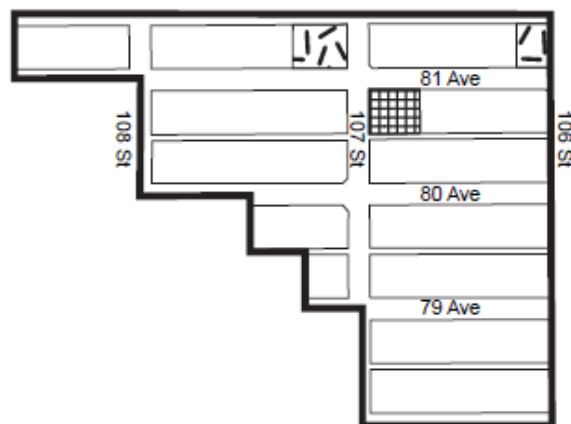
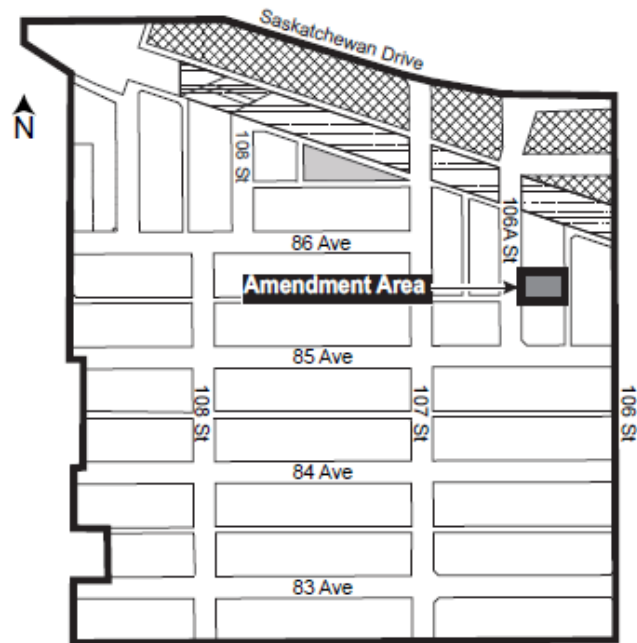
CONTEXT PLAN MAP

Garneau

SCHEDULE J Detailed Land Use Sub Area 2

Bylaw 19534 - Amendment to Area Redevelopment Plan

-  Low Rise Apartment
-  Medium Rise Apartment
-  High Rise Apartment
-  Urban Services
-  Public Parks
-  Mixed Use Development - Commercial and Residential
-  Special Public Service



APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment & Rezoning
Bylaw/Charter Bylaw:	19534 & 19535
Location:	North of 85 Avenue NW and east of 106a Street NW
Address(es):	8515, 8521 & 8523 - 106a Street NW
Legal Description(s):	Lot 24, 25 & 26, Blk C, Plan I12
Site Area:	1,212.5 m ²
Neighbourhood:	Strathcona
Notified Community Organization(s):	Strathcona Centre Community League The Garneau Community League of Edmonton
Applicant:	L7 Architecture

PLANNING FRAMEWORK

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

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