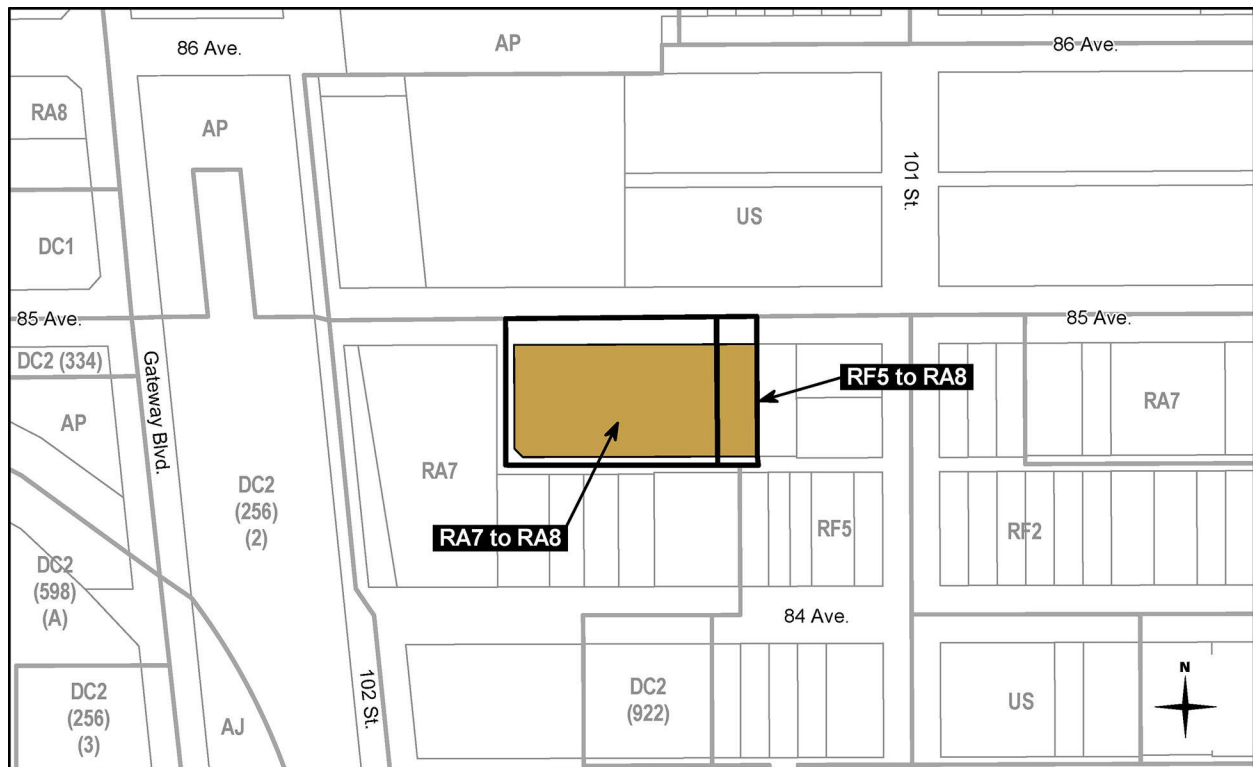




ADMINISTRATION REPORT **REZONING, PLAN AMENDMENT** STRATHCONA

10119 - 85 Avenue NW

To allow for medium rise multi-unit housing.



Recommendation: That Bylaw 19597 to amend the Strathcona Area Redevelopment Plan and Charter Bylaw 19598 to amend the Zoning Bylaw from (RF5) Row Housing Zone and (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 and row housing;
- largely conforms to the Strathcona Area Redevelopment Plan
- locates a mid rise building near the Gateway Boulevard Secondary Corridor and local amenities; and
- is in close proximity to transit service.

Report Summary

This land use amendment application was submitted by B&A Planning Group on October 14, 2020 on behalf of Rohit Communities. This application proposes to change the designation of two parcels from (RF5) Row Housing Zone and (RA7) Low Rise Apartment Zone to (RA8) Medium Rise Apartment Zone to allow for:

- a multi-unit residential building with a maximum height of 23 metres (an increase from the current maximum of 16 metres in the RA7 zone and 10 metres in the RF5 zone);
- a maximum building floor area of approximately 12,956 square metres, based on a floor area ratio (FAR) of 3.3.

This proposal is in alignment with the CityPlan (MDP) by aligning with the goals and policies to accommodate all future growth for an additional 1.25 million population within Edmonton's existing boundaries. To do this, 50% of all new residential units are intended to be created at infill locations.

The proposed rezoning requires amendments to policies in the Strathcona Area Redevelopment Plan that place limits on rezonings to medium density in the Plan's Mixed Low And Medium Density Residential Area, and limit building height on the subject site.

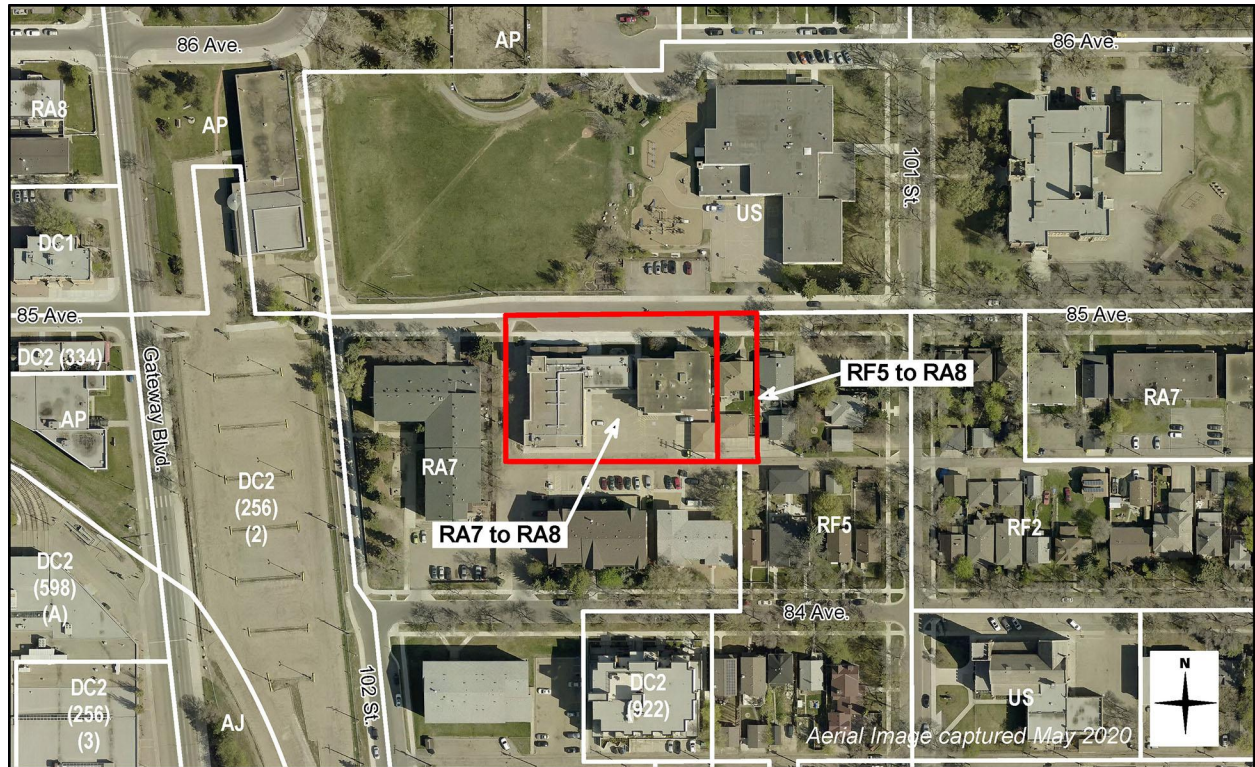
The Application

1. BYLAW 19597 to amend the Strathcona Area Redevelopment Plan (ARP) to allow for development of a 23 metre high multi-unit housing building.
2. CHARTER BYLAW 19598 to amend the Zoning Bylaw from (RF5) Row Housing Zone and (RA7) Low Rise Apartment Zone to (RA8) Medium Rise Apartment Zone. The proposed zone would allow for medium rise multi-unit housing, with opportunity for ground level commercial development.

The applicant's stated intent is to demolish the existing buildings and develop a six storey residential building that will contain a mix of several 3-bedroom townhouses, street-oriented ground floor units that have direct access to 85 Avenue, and a mix of apartment units.

Site and Surrounding Area

The site is located on the south side of 85 Avenue NW between 101 Street NW and 102 Street NW. It has a total area of approximately 3,926 square metres and currently houses the Edmonton Church of God, the 4-storey Eben-Ezer I residential building, and a single detached house. The site is directly across from Strathcona Park and King Edward Elementary School, and is located approximately 375 metres walking distance from Whyte Avenue which is a frequent bus route.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF5) Row Housing Zone (RA7) Low Rise Apartment Zone	Single detached house Edmonton Church of God and multi-unit housing
CONTEXT		
North	(US) Urban Services Zone	Strathcona Park and King Edward Elementary School
East	(RF5) Row Housing Zone	Single Detached House
South	(RA7) Low Rise Apartment Zone	Multi-unit Housing
West	(RA7) Low Rise Apartment Zone	Multi-unit Housing



VIEW OF THE SITE LOOKING SOUTHEAST



VIEW OF THE SITE LOOKING SOUTHWEST

Planning Analysis

LAND USE COMPATIBILITY

The majority of the subject site and the properties to the west and south are 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 allows for increased height, greater floor area ratio, and minimum density than regulated in the RA7 Zone. However, 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 from RA7 to RA8 can be generalized as a request to increase permitted heights on these lots by approximately 2 storeys.

The portion of the site that is currently zoned RF5 comprises approximately 14% of the total site area. The proposed rezoning would increase the maximum height on that portion of the site from 10 metres to 23 metres. The minimum side setback in both the RF5 and RA8 zones is 1.2 metres, but the RA8 Zone requires stepbacks above 10 metres in height and that any overlook on adjacent properties is minimized. A sun shadow study has been carried out and demonstrates that the proposed rezoning will have little shadow impact on the properties to the east.

The proposed zoning will have little impact on the park site to the north. During spring and fall equinoxes, the proposed building creates minimal shadowing on the park site. During winter solstice, the building casts a more significant shadow on the park site.

ZONING COMPARISON SUMMARY

	RF5 Zone <i>Current</i>	RA7 Zone <i>Current</i>	RA8 Zone <i>Proposed</i>
Maximum Height	10 m	14.5 m flat roof/ 16.0 m pitched roof	23.0 m

Maximum Floor Area Ratio (FAR)	n/a	2.3	3.0
Maximum Density	Four (4) Principal Dwellings Four (4) Secondary Suites Four (4) Garden Suites	No maximum	No maximum
Minimum Setbacks and Stepbacks			
North	Determined based on adjacent front setback	4.5 m	4.5 m
West	1.2 m	1.2 m 3.0 m above 10.0 m	1.2 m 3.0 m above 10.0 m
South	15.8 m	7.5 m	7.5 m
East	1.2 m	1.2 m 3.0 m above 10.0 m	1.2 m 3.0 m above 10.0 m

STRATHCONA AREA REDEVELOPMENT PLAN (ARP)

The subject site is within the Mixed Low and Medium Density Residential Area of the Strathcona Area Redevelopment Plan (ARP). The purpose of this area is to preserve a mixture of residential uses, accommodating the apartments that already exist, and maintaining single family and low density residential development. Compatibility of physical form between the two types of housing is also encouraged. The proposed rezoning is in general conformance with the purpose and policies for the area as the majority of the site is already zoned for apartment development.

The proposed rezoning does require amendments to three policies in the ARP in order to allow the rezoning and increased height on the portion of the site currently zoned RF5. Policies 1 and 3 for the Mixed Low and Medium Density Residential Area currently limit rezonings for sites developed with low density uses and zoned for medium density respectively. The proposed amendment to Policy 1 would limit rezonings of properties “zoned” for low density rather than those currently developed with low density uses, while the amendment to Policy 3 will exempt the subject site from the restriction on rezoning of the property. Policy 4 is proposed to be amended to exempt the RF5-zoned portion of the site from a height limit of three storeys and to exempt the subject site from guidelines for RA8 development that are contrary to the regulations of the RA8 zone. These amendments will allow the same opportunities on this lot that exist within the ARP for the remainder of the site.

CITYPlan Alignment

The 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 proposed rezoning supports the infill objectives of the City Plan.

The City Plan identifies Gateway Boulevard as a Secondary Corridor which are considered appropriate locations for mid rise development. The subject site is located just to the east of this Secondary Corridor. While there are no specific boundaries identified for these Secondary Corridors, they are considered to be approximately 1-3 blocks wide. Located approximately a block and a half from Gateway Boulevard, this site is within close proximity of this corridor.

Technical Review

Transportation

On June 23, 2020, City Council approved Open Option Parking, which provides developers' flexibility to choose the amount of parking that they feel is appropriate for their projects. The parking supply for this project will accordingly be determined at the development permit stage by the developer.

With redevelopment of the site, vehicular access shall be to the rear lane to conform with the Zoning Bylaw. Access details will be reviewed at the development permit stage with submission of detailed site plan.

Drainage

Development allowed under the proposed zone would not have a significant impact on the existing drainage infrastructure in the area.

On-site stormwater management will be required to mitigate the impacts of development that would be allowed under the proposed zone. Details of the required on-site stormwater management will be reviewed at the Development Permit stage.

EPCOR Water

A new hydrant will be required to be constructed on 85 Avenue NW.

Community Engagement

ADVANCE NOTICE November 2, 2020	<ul style="list-style-type: none"> • Number of recipients: 85 • No responses received
ONLINE ENGAGEMENT NOTICE November 18, 2020	<ul style="list-style-type: none"> • Number of recipients: 85
PUBLIC ENGAGEMENT SESSION November 23 - December 6, 2020	<p>https://engaged.edmonton.ca/strathconagateway</p> <ul style="list-style-type: none"> • Number of visitors: 189 • Number of responses in support: 4

	<ul style="list-style-type: none">• Number of responses with concerns: 6• Number of neutral or mixed responses: 3
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/strathconaplanningapplications

For a summary of comments collected through the Engaged Edmonton platform, refer to the attached What We Heard Report.

Conclusion

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


APPENDICES

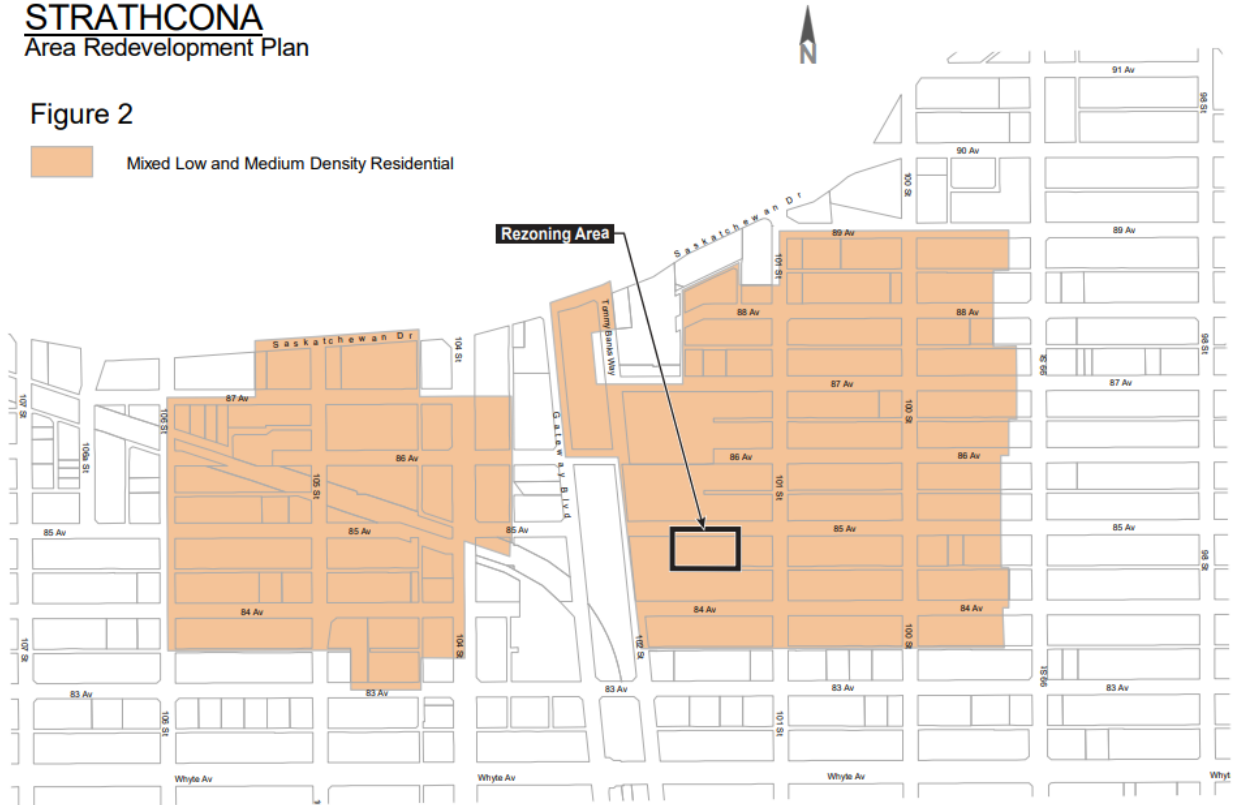
- 1 Plan Context Map
- 2 "What We Heard" Public Engagement Report
- 3 Application Summary

PLAN CONTEXT MAP

STRATHCONA Area Redevelopment Plan

Figure 2

 Mixed Low and Medium Density Residential



WHAT WE HEARD REPORT

Rezoning Engage Edmonton Feedback Summary LDA20-0321 - Strathcona

PROJECT ADDRESS: 10119 - 85 AVENUE NW

PROJECT DESCRIPTION: The application proposes to rezone the site from the (RF5) Row Housing Zone and (RA7) Low Rise Apartment Zone to the (RA8) Medium Rise Apartment Zone to allow for medium rise multi-unit housing with a maximum height of 23 metres (approximately six storeys).

An associated application has been made to amend the Strathcona Area Redevelopment Plan to facilitate the proposed rezoning.

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

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

ENGAGEMENT DATES: November 23 - December 6, 2020

NUMBER OF VISITORS:

- Aware: 143
- Informed: 33
- Engaged: 13

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

TYPE OF ENGAGEMENT	DATE	RESPONSES/ RECIPIENTS
Initial Advance Notice from the City (Rezoning)	November 2, 2020	Recipients: 85 Responses: 0
Strathcona Planning Applications Webpage	November 19, 2020	N/A

Sign Posted on Site	November 12, 2020	N/A
Public Engagement Notice from the City (Online Engage Edmonton)	November 18, 2020	Recipients: 85
Public Engagement, City Hosted Event (online format)	November 23, 2020 - December 7, 2020	Responses in support: 4 Responses with concerns: 6 Responses in mixed/neutral position: 3

ABOUT THIS REPORT

Information in this report includes responses to the advanced notices and feedback gathered through the Engaged Edmonton platform between November 23, 2020 - December 7, 2020. This report will be shared with those who emailed the file planner, and/or provided an email address on the Engaged 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 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 with the number of times a similar comment was made by participants recorded in brackets following that comment. The questions asked and their answers are also included in this report.

WHAT WE HEARD

Support: 4

Opposed: 6

Mixed/Neutral: 3

COMMENTS

Site/building Design

- Buildings south of Whyte Avenue should be three storeys or less
- Building height will not fit the surrounding context (X6)
- The RF5 portion should be rezoned to RA7 to better fit the surrounding area
- Would be more appropriate on a main thoroughfare like 99 street (X2)
- No effort to transition the scale of massing as it approaches the more fine-grained areas to the east
- Tall buildings create shadows (on Whyte Avenue or the park) (X5)
- Would like to see a comparative shadow study to clearly see the difference in shadowing between the proposed 6 storey massing and a 4 storey massing
- Medium rise building is not excessively tall/is not a major change from four storeys (X2)
- The proposed six storey building is more appropriate than a tower
- Will be an improvement over the aging apartments in the neighbourhood that don't interact well with the street
- Support ground level units that relate to the street
- Building design lacks articulation and will be imposing from street level
- Concerned about overall aesthetics of the building

Parking, Traffic and Vehicular Access

- Should be as little parking as possible
- Vehicular access should be from the alley
- Support inclusion of underground parking
- Would like to see traffic impact assessment of adding this much density adjacent to the schools, and impact on street parking
- Area is congested in mornings and afternoons; addition of this many units will cause issues

Use:

- Row housing would be more appropriate than apartments (X2)
- Support higher density housing interior to Strathcona near amenities like schools (x2)
- Would like to see commercial development within the building
- Will be a nice place for families to live/support inclusion of family-oriented units (X4)
- Unlikely to have enough bedrooms to attract families
- Will not contribute to housing diversity because there are already many apartments and few single houses and duplexes remain west of 99 street

- Loss of senior's housing hurts Strathcona's inclusivity, diversity of demographics, and prospects for residents to "age in place"; can a subset of units be prioritized for seniors, or subsidized units?

Location:

- Location has good street connections
- Will make the area safer by activating the area and putting eyes on the street

Housing Cost:

- Row housing units unlikely to be affordable

Construction:

- As much material as possible should be reclaimed from the demolished buildings
- Would like to see this built as a net zero or near-net zero building

Process, Notification, Transparency:

- Concerned about Strathcona ARP not being followed
- Community should put a restrictive covenant in place like Glenora
- Public engagement is a sham

Rezoning/Statutory Plan Information

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 regulate building materials, architectural style, 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).

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 clicking 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'.

Engaged and informed are subsets of aware. That means that every engaged visitor is also always informed AND aware. In other words, a visitor cannot be engaged without also being informed AND aware. At the same time, an informed visitor is also always aware.

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 may register to speak at Council by completing the form at edmonton.ca/meetings or calling the Office of the City Clerk at 780-496-8178.
 - You may listen to the Public hearing on-line via edmonton.ca/meetings.
 - You can submit written comments to the City Clerk (city.clerk@edmonton.ca) or contact the Ward Councillor, Ben Henderson directly (ben.henderson@edmonton.ca).

IF YOU HAVE ANY QUESTIONS ABOUT THIS APPLICATION, PLEASE CONTACT:

Name: Jeff Booth

Email: jeff.booth@edmonton.ca

Phone: 780-496-5672

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment and Rezoning
Bylaw/Charter Bylaw:	Bylaw 19597/Charter Bylaw 19598
Location:	South of 85 Avenue NW between 102 Street NW and 101 Street NW
Addresses:	10119 - 85 Avenue NW
Legal Descriptions:	Lot 22, Block 87, Plan 2120655
Site Area:	3,926 square metres
Neighbourhood:	Strathcona
Notified Community Organization(s):	Edmonton Federation of Community Leagues, the Central Area Council of Community Area Council, and the Strathcona Community League
Applicant:	B&A Planning Group

PLANNING FRAMEWORK

Current Zones and Overlay:	(RF5) Row Housing Zone with Mature Neighbourhood Overlay and (RA7) Low Rise Apartment Zone
Proposed Zone:	(RA8) Medium Rise Apartment Zone
Plan in Effect:	Strathcona Area Redevelopment Plan

Written By:
Approved By:
Branch:
Section:

Jeff Booth
Tim Ford
Development Services
Planning Coordination