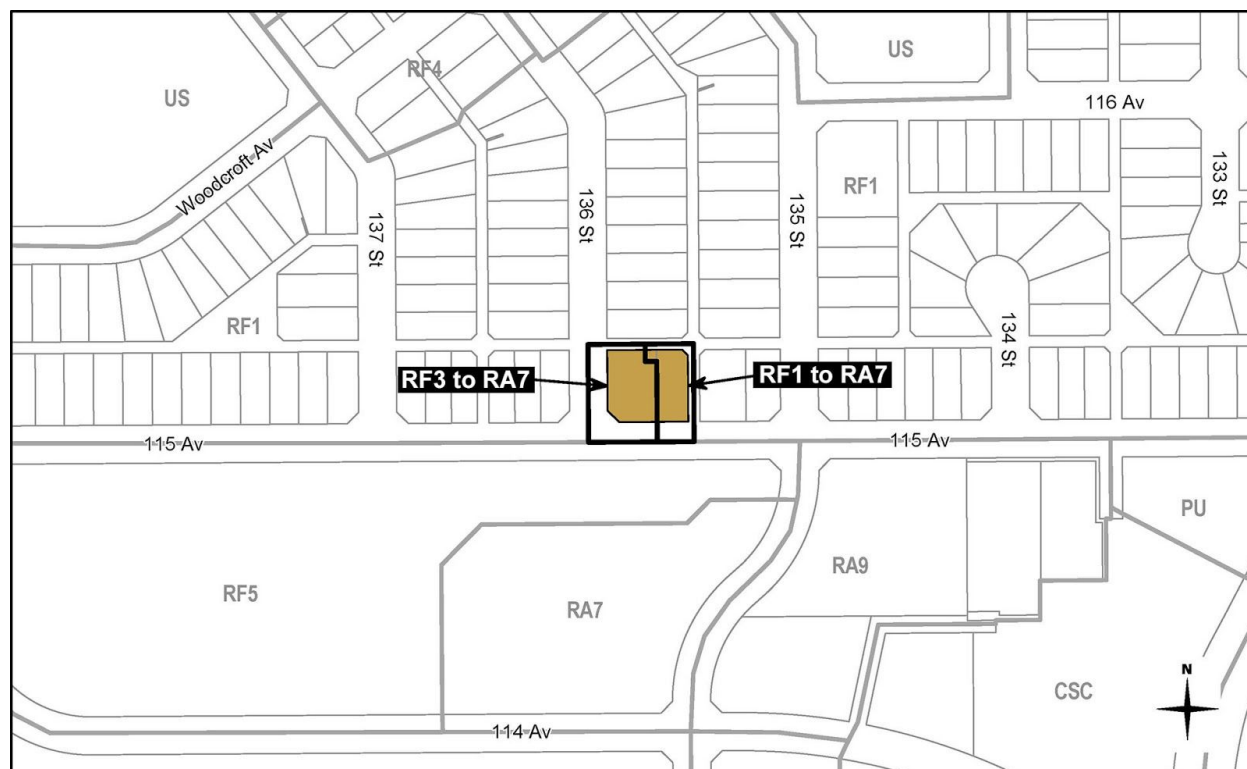




## ADMINISTRATION REPORT **REZONING** WOODCROFT

### 13512 and 13530 - 115 Avenue NW

To allow for low rise multi-unit housing.



**Recommendation:** That Charter Bylaw 19651 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone and (RF3) Small Scale Infill Development Zone to (RA7) Low Rise Apartment Zone be APPROVED.

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

- is located on a collector road with existing medium and high density development
- is surrounded by roads and laneways on all sides, providing a buffer to the lower density residential area
- provides increased housing choice within the neighbourhood; and
- is in close proximity to transit service and commercial shopping opportunities.

## Report Summary

This land use amendment application was submitted by Situate Inc. on October 27, 2020 on behalf of landowner Stoneriver Developments Ltd. This application proposes to change the designation of two parcels from (RF1) Single Detached Residential Zone and (RF3) Small Scale Infill Development Zone to (RA7) Low Rise Apartment Zone to allow for:

- a multi-unit residential development with a maximum building height of 14.5-16.0 metres (an increase from the current maximum of 8.9 metres);
- a maximum building floor area of approximately 3,910 square metres, based on a floor area ratio (FAR) of 2.5.

This proposal is in alignment with the applicable policies of CityPlan (MDP) by contributing to the accommodation of 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, focusing on key nodes and corridors. There is no local area plan for this area of the City.

## The Application

1. CHARTER BYLAW 19651 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone and (RF3) Small Scale Infill Development Zone to (RA7) Low Rise Apartment Zone. The proposed zone would allow for a low rise multi-unit housing, with optional ground level commercial development.

The applicant's stated intent is to develop a low rise multi-unit residential building.

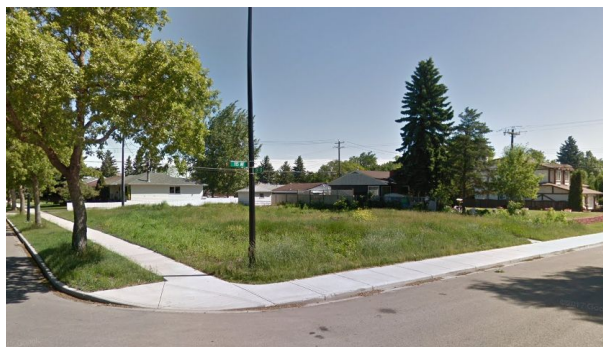
## Site and Surrounding Area

The site has a total area of approximately 1,564 square metres and consists of two lots, forming a corner site. It is located in the interior of the Woodcroft neighbourhood, on the corner of 136 Street NW and 115 Avenue NW, a local and collector road, respectively. The site is approximately 315 metres walking distance from Westmount Shopping Centre, and 515 metres from Coronation Park. It is also approximately 250 metres walking distance from St Mark Junior High School, 460 metres from Woodcroft Elementary School, and 630 metres from Ross Sheppard School. The site is approximately 35 metres walking distance from the nearest bus stop on 115 Avenue NW and a 450 metre walk to Westmount Transit Centre. There are bike routes nearby on 135 Street NW and 114 Avenue.

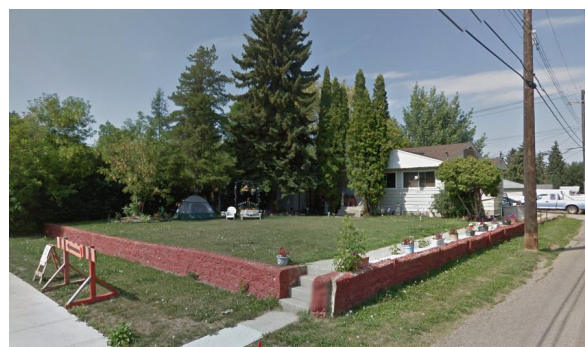


AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(RF1) Single Detached Residential Zone (RF3) Small Scale Infill Development Zone	Single Detached House Vacant lot
<b>CONTEXT</b>		
North	(RF1) Single Detached Residential Zone	Single Detached House
East	(RF1) Single Detached Residential Zone	Single Detached House
South	(RF5) Row Housing Zone	Row Housing
West	(RF1) Single Detached Residential Zone	Single Detached House



VIEW OF THE SITE LOOKING NORTHEAST



VIEW OF THE SITE LOOKING NORTHWEST



## Planning Analysis

### LAND USE COMPATIBILITY

The area of Woodcroft north of 115 Avenue NW is generally zoned (RF1) Single Detached Residential Zone, with a broader variety of higher intensity and commercial zoning south of 115 Avenue NW. The areas to the east, west, and north of the subject site consist of single detached houses while to the south, development consists of row housing, a high rise apartment building, and commercial development. The proposed rezoning is compatible with the higher density development along the south side 115 Avenue NW.

The site is considered suitable for a low rise apartment building as it is surrounded by roads and laneways on all sides, ensuring sufficient separation from the surrounding residential properties. There are specific regulations in the RA7 Zone that would require setbacks above 10 metres in height and that any overlook on adjacent properties is minimized. The land use activities that will be allowed on the site are largely residential in nature, with opportunities for optional, small-scale commercial development at ground level. The limited commercial uses allowed in the RA7 Zone are considered appropriate at this location on a collector road, and any commercial premises would be limited to a maximum floor area of 275 square metres.

### ZONING COMPARISON SUMMARY

	<b>RF1</b> <i>Current</i>	<b>RF3</b> <i>Current</i>	<b>RA7 Zone</b> <i>Proposed</i>
<b>Maximum Height</b>	8.9 m	8.9 m	14.5 m flat roof/ 16.0 m pitched roof
<b>Maximum Floor Area Ratio (FAR)</b>	n/a	n/a	2.3
<b>Maximum Density</b>	Two (2) Principal Dwellings Two (2) Secondary Suites Two (2) Garden Suites	Six (6) Principal Dwellings Six (6) Secondary Suites Six (6) Garden Suites	No maximum
<b>Minimum Setbacks and Stepbacks</b>			
<b>Front Setback</b>	Determined based on adjacent front setback	Determined based on adjacent front setback	4.5 m
<b>Interior Side Setback</b>	1.2 m	1.2 m	1.2 m 3.0 m above 10.0 m
<b>Rear Setback</b>	15.2 m 40% of Site Depth	15.2 m 40% of Site Depth	7.5 m
<b>Flanking Side Setback</b>	n/a	2.0 m	1.2 m 3.0 m above 10.0 m

### Residential Infill Guidelines (RIGs)

The Residential Infill Guidelines indicate that low rise apartments may be located on corner sites at the edge of the neighbourhood, facing an arterial road. Although the subject site is located on a corner site, it is interior to the Woodcroft neighbourhood on a collector road.

The RIGs also state that the site should have direct access to a lane and building massing should be reduced through the use of stepbacks. The proposed RA7 Zone meets these guidelines as the site has direct access to two lanes, and stepbacks are required above 10 metres in height.

### **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 Westmount area is identified in the City Plan as one of 21 District Nodes located across the city. While there are no specific boundaries identified for these District Nodes, they are considered to be approximately 800 metres to 1 kilometre across. Located approximately 450 metres from the Westmount Transit Centre, this site is within close proximity of this district node.

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

## **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.

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. The owner may be required to upgrade the adjacent alley(s) with development of the site. The requirements of alley upgrades will be determined at the development permit stage.

## 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

The applicant is required to construct approximately 120 m of new water main and one new hydrant.

## Community Engagement

<b>ADVANCE NOTICE</b> November 9, 2020	<ul style="list-style-type: none"> <li>• Number of recipients: 116</li> <li>• Number of responses in support: 1</li> <li>• Number of responses with concerns: 5</li> </ul>
<b>ONLINE ENGAGEMENT NOTICE</b> January 12, 2021	<ul style="list-style-type: none"> <li>• Number of recipients: 1552</li> </ul>
<b>PUBLIC ENGAGEMENT SESSION AND SUBSEQUENT EMAILS</b> January 18-31, 2021	<a href="https://engaged.edmonton.ca/stoneriverwoodcroft">https://engaged.edmonton.ca/stoneriverwoodcroft</a> <ul style="list-style-type: none"> <li>• Number of visitors: 543             <ul style="list-style-type: none"> <li>• Number of responses in support: 27</li> <li>• Number of responses with concerns: 48</li> </ul> </li> <li>• Number of neutral or mixed responses: 2</li> </ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"> <li>• <a href="https://edmonton.ca/woodcroft">edmonton.ca/woodcroft</a></li> </ul>

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

## Conclusion

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

## APPENDICES

- 1 "What We Heard" Public Engagement Report
- 2 Application Summary

## WHAT WE HEARD REPORT

### Rezoning Engaged Edmonton Feedback Summary LDA20-0343 - Woodcroft

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**PROJECT ADDRESS:** 13512 & 13530 - 115 Avenue NW

**PROJECT DESCRIPTION:** This application proposes to rezone 13512 and 13530 - 115 Avenue NW from [\(RF1\) Single Detached Residential Zone](#) and [\(RF3\) Small Scale Infill Development Zone](#) with the [Mature Neighbourhood Overlay](#) to [\(RA7\) Low Rise Apartment Zone](#).

The proposed rezoning would allow for low rise multi-unit housing, such as an apartment or row housing, with a maximum height of 16 metres (approximately 4 storeys). In addition to low rise multi-unit housing, the proposed (RA7) Low Rise Apartment Zone would also allow the option to develop some small-scale ground floor commercial uses. The applicant has stated their intent is to construct an apartment building.

The application originally proposed to rezone the site to [\(RA8\) Medium Rise Apartment Zone](#), which would allow development of approximately 6 storeys, but has since been revised to propose the lower intensity (RA7) Low Rise Apartment Zone.

The site is located in the Woodcroft neighbourhood near Westmount Shopping Centre, Coronation Park, and Telus World of Science. The Westmount Transit Centre is within walking distance of the site (just over 400 metres away). The site is approximately 1565 square metres and is surrounded on all sides by roads and lanes.

The current zoning of the site allows for lower intensity residential development than what is proposed with a maximum height of 8.9 metres (approximately 2-3 storeys). The portion of the site zoned (RF3) Small Scale Infill Development Zone currently allows multi-unit or row housing, while the portion of the site zoned (RF1) Single Detached Residential Zone currently allows for single or semi-detached housing.

**PROJECT WEBSITE:** [https://www.edmonton.ca/residential\\_neighbourhoods/neighbourhoods/woodcroft-planning-applications.aspx](https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/woodcroft-planning-applications.aspx)

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

**ENGAGEMENT DATES:** January 18 - January 31, 2021

**NUMBER OF VISITORS:**

- Aware: 374
- Informed: 94
- Engaged: 75

\*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 9, 2020	Recipients: 116 Responses with concerns: 5 Responses in support: 1
Sign Posted on Site	November 23, 2020	N/A
Woodcroft Planning Applications Webpage	December 11, 2020	N/A
Public Engagement Notice from the City (Online Engage Edmonton)	January 12, 2021	Recipients: 1552
Opportunity also promoted in the weekly Public Engagement PSA	Each Monday from January 18-31	
Public Engagement, City Hosted Event (online format)	January 18 - January 31, 2021	Responses in support: 27 Responses with concerns: 50 Responses with mixed/neutral position: 2

## ABOUT THIS REPORT

Information in this report includes responses to the advanced notices, feedback gathered through the Engaged Edmonton platform between January 18 - January 31, 2021 and emails received



before, during, and after the Engaged Edmonton event. 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.

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## ENGAGEMENT FORMAT

The engagement session was an online format where attendees were able to view a website containing an overview of the proposed development, information on the rezoning and 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.

Comments that do not follow the etiquette for moderation on Engaged Edmonton were removed. <https://engaged.edmonton.ca/moderation>

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## WHAT WE HEARD

Support: 28

Opposed: 55

Neutral/Mixed: 2

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## COMMENTS

### Traffic and Parking

- Will worsen parking issues (x31)
- Will worsen traffic issues (x22)
- A parking plan/underground parking should be considered (x4)
- Will make it difficult to walk down alley (x1)
- Alley should be a one-way (x1)
- 135 Street should be a one-way with bike lane (x1)

#### Site/Building Design

- Shouldn't be anything larger than a single detached or duplex on the site (x17)
- Will cast a shadow on nearby properties (x10)
- Will impact privacy (x7)
- Do not want tall buildings/should be a maximum of two storeys (x7)
- Will increase noise (x4)
- Townhouses would be more appropriate (x3)
- Will have little shadow impact (x1)

#### Location/Neighbourhood:

- Not the right location for this proposal/out of place (x15)
- Will help renew/revitalize the community (x7)
- Will make the neighbourhood more affordable (x7)
- Area already has housing diversity (x6)
- Will support nearby businesses (x5)
- This is a good location for the proposal (x3)
- Bought my home to live in an RF1/single family neighbourhood (x3)
- Will make use of transit (x3)
- Will attract amenities to the area (x1)
- Will support schools in the area (x1)
- Neighbourhood should stay the way it is now (x1)
- Neighbourhood has enough affordable housing (x1)

#### Density:

- Already enough higher density development in the area (x9)
- Support increased density/apartments (x6)
- Do not want any more infill in the area (x4)
- Do not want more density in the area (x3)
- Need to stop urban sprawl (x3)
- Area should only have single detached houses (x1)
- Support infill (x1)
- Infill increases taxes (x1)
- Higher density development does not actually increase neighbourhood population (x1)
- Infill drives families out of neighbourhoods (x1)
- Change in proposal from RA8 to RA7 is a false compromise (x1)
- RF3 zoning would be more appropriate (x1)

Use:

- No need for commercial space in the area (x13)
- Will be good for families (x6)
- Would like commercial space (x5)
- Will increase housing diversity/options (x4)
- Proposed zoning is too broad (x2)
- Site should be green space (x1)

Crime and Social Disorder

- Apartments/proposed development will increase crime (x5)
- High density results in drug use, gang wars and riots (x1)
- Do not want low income renters in the area (x1)

Safety

- Increased traffic is a safety risk (x4)
- Will increase safety in the area (x2)
- Construction may present a risk because of ATCO gas facility on site (x1)

Infrastructure:

- Would like to see community beautification/infrastructure improvements (x1)
- Does not deal with neighbourhood infrastructure holistically (x1)
- Infrastructure in the area is not designed for higher density (x1)
- There are flooding issues in the area (x1)

Construction:

- Construction will destroy sidewalks and roads (x1)
- Infill results in demolition of liveable homes (x1)
- Infill causes property damage (x1)

Other:

- Will increase home values/tax revenue for the city (x4)
- Will increase sustainability (x4)
- General support (x3)
- Rezoning will set a precedent for future development (x2)
- Appears people from outside the neighbourhood are providing feedback (x2)
- City supports infill to increase tax revenue (x1)

- Will decrease property values (x1)
- Stop increasing taxes (x1)
- Aligns with CityPlan (x1)
- Does not conform to Residential Infill Guidelines (x1)
- General opposition (x1)

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## QUESTIONS & ANSWERS

1. What kind of parking is planned on the property. I do not agree with the recent city parking requirements, there must be sufficient parking on the property i.e. 1.5 stalls per unit.
  - 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. It's important to note that this approach to parking doesn't necessarily mean that no parking will be provided. It is actually more likely to result in the "right" amount of parking as developers know the parking needs of their potential customers better than the City and have an interest in ensuring they are met.
2. I would like to see a taller building with commercial storefronts on the main floor. I would like something like a neighborhood pub. Is something like that included?
  - The maximum height in the RA7 zone is 14.5 m for flat, mansard and gambrel roofs, or 16.0 m for a roof type with a pitch of 18.4 degrees or greater (approximately 4 storeys). Bars and Neighbourhood Pubs are not allowed in the RA7 zone. The RA7 allows a small number of lower impact commercial opportunities including retail stores, health services, and specialty food services, among others.

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## 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.

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### **FUTURE STEPS:**

- This application is scheduled for the April 20, 2021 City Council Public Hearing:
    - Notice of Public Hearing date will be sent to surrounding residents
    - Once the Council Public Hearing Agenda is posted online, you may register to speak at Council by completing the form at [edmonton.ca/meetings](http://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](http://edmonton.ca/meetings).
    - You can submit written comments to the City Clerk ([city.clerk@edmonton.ca](mailto:city.clerk@edmonton.ca)) or contact the Ward Councillor, Bev Esslinger directly ([bev.esslinger@edmonton.ca](mailto:bev.esslinger@edmonton.ca)).
- 

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

**Name:** Jeff Booth

**Email:** [jeff.booth@edmonton.ca](mailto:jeff.booth@edmonton.ca)

**Phone:** 780-496-5672



## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19651
Location:	North of 115 Avenue NW and east of 136 Street NW
Addresses:	13512 and 13530 - 115 Avenue NW
Legal Description(s):	Lots 18-19, Block 6, Plan 5469HW
Site Area:	1,564 square metres
Neighbourhood:	Woodcroft
Notified Community Organization:	Woodcroft Community League
Applicant:	Situate Inc.

### PLANNING FRAMEWORK

Current Zones and Overlay:	(RF1) Single Detached Residential Zone and (RF3) Small Scale Infill Development Zone with Mature Neighbourhood Overlay
Proposed Zone:	(RA7) Low Rise Apartment Zone
Plan in Effect:	None

Written By:  
Approved By:  
Branch:  
Section:

Jeff Booth  
Tim Ford  
Development Services  
Planning Coordination