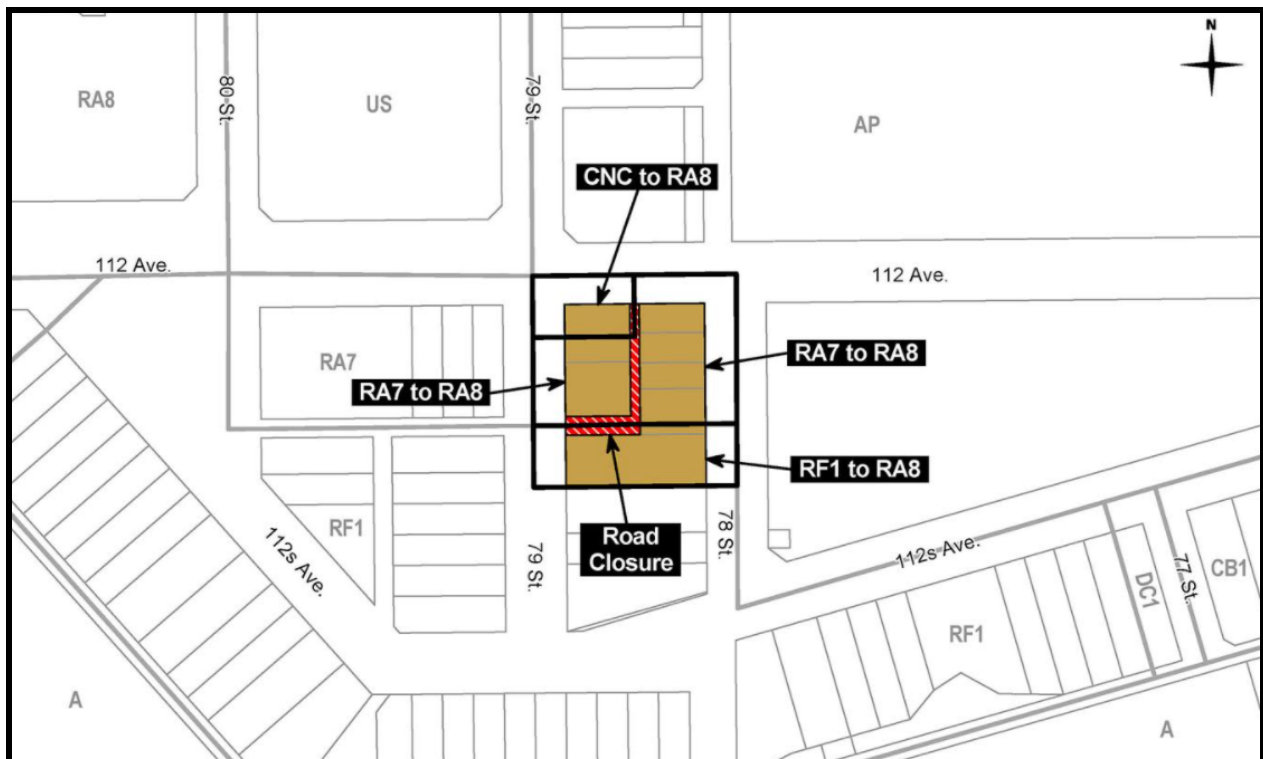




# ADMINISTRATION REPORT REZONING, PLAN AMENDMENT & ROAD CLOSURE CROMDALE

**11233, 11231, 11227, 11219 - 79 Street NW; and 11232, 11226,  
11224, 11220 - 78 Street NW**



**Recommendation:** That Charter Bylaw 19687 to amend the Zoning Bylaw from (CNC) Neighbourhood Convenience Commercial Zone, (RA7) Low Rise Apartment Zone and (RF1) Single Detached Residential Zone to (RA8) Medium Rise Apartment Zone; Bylaw 19686 to amend the Cromdale/Virginia Park Area Redevelopment Plan; and Bylaw 19685 to close a portion of road right-of-way be APPROVED.

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

- proposes a moderate increase in building mass on a site already zoned primarily for for low rise apartment buildings and commercial development;

- it is appropriately located along a major roadway and within close proximity to variety of amenities including transit, commercial services, park space and river valley access; and
- is generally compatible with its surrounding context.

## Report Summary

This land use amendment application was submitted by Ebenezer Developments on December 13, 2019. This application proposes to change the zoning of eight parcels to accommodate the development of an approximately six storey apartment building with limited commercial opportunities at ground level. To facilitate the rezoning, an associated amendment the Cromdale/Virginia Park Area Redevelopment Plan and a road closure application accompanies this application.

As this site is already zoned primarily for low rise multi-unit residential and commercial development, this application is requesting a moderate increase in building mass that would allow for a mid rise residential building instead, a change in maximum height from approximately 4 to 6 storeys. This location is generally well situated to accommodate the additional building massing being requested through this application in that it:

- is located adjacent to a major roadway (112 Avenue NW), where this type of development is most appropriate;
- is separated from adjacent sites with existing roads and the rear setback requirements of the proposed RA8 zone from the site's southern edge; and
- is within walking distance to a variety of amenities including public transit options (LRT and bus), commercial services, parks and convenient access to the river valley and shared use path network.

## The Application

1. **BYLAW 19685** to close road right-of-way for the purpose of consolidation with adjacent parcels of land.

The closure area is currently being used as a lane which gives access to several vacant parcels of land. These vacant parcels are all part of this application. Once closed, the closure area and vacant parcels will be consolidated to assemble the development site.

2. **BYLAW 19686** to amend the Cromdale/Virginia Park Area Redevelopment Plan to reflect the proposed rezoning and allow for a mid-rise apartment with limited commercial opportunities at ground level at this location.

The Cromdale/Virginia Park Area Redevelopment Plan designates this site for Mixed Residential/Commercial Development, Low Rise Apartments, and Family (low density); as shown on Appendix 1 attached to this report. This application proposes to redesignate this site to Medium Rise Apartments, as shown on Appendix 2 attached to this report. Additionally, this

site will be exempt from following two policies which currently restricts development to low rise apartments and low-density housing, and prohibits any further commercial development from occurring in this area:

- *3.6.2 (Residential Land Use Policies)* - Land fronting onto 112 Avenue NW shall be permitted to develop as low rise apartments. All other land shall be maintained for low-density family-oriented housing.
  - *3.6.3 (Commercial Land Use Policies)* - Existing convenience commercial activities shall be maintained, while no other commercial development shall occur.
3. **CHARTER BYLAW 19687** to amend the Zoning Bylaw to rezone the subject site from the (CNC) Neighbourhood Convenience Commercial Zone, (RA7) Low Rise Apartment Zone and (RF1) Single Detached Residential Zone to the (RA8) Medium Rise Apartment Zone. Key characteristics of the RA8 Zone include:
- a residential building with limited commercial opportunities at ground level;
  - a maximum building height of 23 metres (or approximately 6 storeys); and
  - a maximum floor area ratio (FAR) of 3.3.

## Site and Surrounding Area

The vacant 0.24 hectare site is located along 112 Avenue NW, between 78 Street NW and 79 Street NW. Along the site's western and southern boundaries, it is bordered by single detached housing. Along its northern and eastern boundaries, it is bordered by vacant land and Stuchbury Park, respectively.

Beyond the immediate vicinity of the site, notable land uses within walking distance from this site include Borden Park to the northeast, commercial amenities west along 112 Avenue NW (including a grocery store) and access to the River Valley and shared-use path network (through Kinnaird Ravine).

The site also has good access to public transit with the Stadium Station LRT stop located within approximately 550m metres, and frequent and local bus routes available along 112 Avenue NW and 82 Street NW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(CNC) Neighbourhood Convenience Commercial Zone (RA7) Low Rise Apartment Zone (RF1) Single Detached Residential Zone	Vacant land
<b>CONTEXT</b>		
North	(AP) Public Parks Zone	Vacant land
East	(AP) Public Parks Zone	Stuchbury Park
South	(RF1) Single Detached Residential Zone	Single Detached Housing
West	(RA7) Low Rise Apartment Zone (RF1) Single Detached Residential Zone	Single Detached Housing



LOOKING NORTHEAST TOWARDS THIS SITE  
FROM 79 STREET NW



LOOKING SOUTHWEST TOWARDS THE SITE  
FROM 112 AVENUE NW

## Planning Analysis

There are currently three separate zones which apply to this site. Their general purposes and location relative to the site are as follows:

- (CNC) Neighbourhood Convenience Commercial Zone - *is to allow for a variety of convenience commercial uses which are intended to serve the day-to-day needs within residential neighborhoods* (applies to the northwest portion of this site).
- (RF1) Single Detached Residential Zone - *is to allow for Single Detached Housing while allowing other forms of small scale housing in the form of Secondary Suites, Garden Suites, Semi-detached Housing and Duplex Housing* (applies to the southern portion of the site).
- (RA7) Low Rise Apartment Zone - *is to allow for low rise Multi-unit Housing* (applies to the majority of this site).

This application proposes to rezone this site from the zones listed above to the (RA8) Mid Rise Apartment Zone which allows for medium rise Multi-unit Housing. A comparison between the existing zones and proposed zones is provided below. As indicated by the comparison table, the proposed RA8 Zone introduces additional height and density.

<b>Zoning Comparison Table</b>				
	<i>Current</i>			<i>Proposed</i>
	<b>CNC Zone</b>	<b>RF1 Zone + MNO</b>	<b>RA7 Zone</b>	<b>RA8 Zone</b>
<b>Maximum Height</b>	10.0 m	8.9 m	14.5 m - 16.0 m	23.0 m
<b>Maximum Floor Area Ratio (FAR)</b>	1.0	n/a	2.3 - 2.5	3.0 - 3.3
<b>Density</b>	No maximum	3 units	Minimum: 45 du/ha Maximum: None	Minimum: 75 du/ha Maximum: None
<b>Minimum Setbacks</b>	<b>CNC Zone<sup>1</sup></b>	<b>RF1 Zone + MNO<sup>1</sup></b>	<b>RA7 Zone<sup>1</sup></b>	<b>RA8 Zone<sup>2</sup></b>
<b>North</b>	4.5 m	--	6.0 m	6.0 m
<b>West</b>	4.5 m	3.0 m	6.0 m	3.0 m
<b>South</b>	--	1.2 m	--	7.5 m
<b>East</b>	--	40% of Site Depth	3.0 m	3.0 m
Notes:				
<sup>1</sup> Setbacks information is only provided for external property lines of a proposed consolidated lot, rather than internal property lines which are not relevant in terms of impacts on adjacent land.				
<sup>2</sup> As per the Zoning Bylaw and the expectation of consolidating the lots into one parcel, the northern property line would be considered the Front Lot Line as it is the shorter of the property lines abutting a public roadway. As such, the Rear Lot Line is considered to be the south property line as defined in the Zoning Bylaw.				

## LAND USE COMPATIBILITY

The general purpose of the proposed RA8 Zone is to allow for the development of multi-unit housing in the form of an apartment building that can be built to a maximum height of 23.0 metres (or approximately 6 storeys) with limited commercial opportunities at ground level. As the majority of the site is currently zoned RA7, the current development rights for those portions also allows for the development of multi-unit housing in the form of an apartment buildings and limited commercial opportunities at ground level, albeit at a lower maximum height of 16.0 m (or approximately 4 storeys) and limits FAR to 2.5. Permitted and Discretionary Uses (including commercial uses) within the proposed RA8 zone are the same as in RA7, as are other regulations such as setbacks, stepbacks, and design details. As a result, the land use change being considered with this application, with the exception of the parcels

currently zoned CNC and RF1, can be generalized as a request to increase development intensity on these lots by approximately 2 storeys and 0.8 floor area ratio.

The additional building mass allowed by the RA8 Zone will produce additional impacts on surrounding properties in the form of a larger shadow and reduced privacy from overlook. This will be felt most by properties to the south and southwest of this site where the transition between the existing single detached housing and a 6 storey building will have the most impact. However, this transition is mitigated in part by the requirement for a building setback of 3.0 metres from the western property line and 7.5 metres from the southern property line. The required setbacks will help to move the building massing further away from these sensitive edges and provide a more sensitive transition.

Shadow impacts will also be present on the properties to the west, though it is important to note that these shadow impacts would likely be present if redevelopment of this site occurred under the existing zoning where a 4 storey building could be built. Shadows produced by this building will cast primarily on non-residential lands to the north and east, as the sun moves across the sky throughout the later half of the day.

Despite these impacts on surrounding land, there are several factors that suggest that this is an appropriate location to accommodate the additional height and floor area ratio allowed by the RA8 Zone, which are as follows:

- this is a relatively large site that is located adjacent to a major roadway (112 Avenue NW) where this type of development is most appropriate;
- it is separated from adjacent sites to the north, east and west with existing roads and from the south through adherence to the RA8 rear setbacks; and
- it is within walking distance to a variety of amenities which can support the additional density including public transit options (LRT and bus), commercial services, parks, and convenient access to the river valley and shared use path network.

## **CITY PLAN**

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 Stadium Station area is identified as one of twenty one District Nodes located across the city. While there are no specific boundaries identified for these District Nodes, they are considered to be approximately 1 km across. Located approximately 550 metres from the Stadium Station LRT stop, this site is within close proximity of this District Node. A district node is diverse and includes housing, employment and amenities, often within a short walk or bike ride from other parts of the district. Typical building types include mid-rise and some high-rise buildings.

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.

## **CROMDALE / VIRGINIA PARK AREA REDEVELOPMENT PLAN**

The Cromdale / Virginia Park Area Redevelopment Plan (ARP) is in effect for this area. The ARP designates this site for Mixed Residential/Commercial Development, Low Rise Apartments, and Family (low density). This designation is a reflection of the existing zoning which allows for these types of development.

To facilitate the proposed rezoning, one map (Schedule C) and two policy sections (3.6.2 & 3.6.3) are being amended which currently limit the use of the site to low-rise apartment and low density housing and also restricts any further commercial development from occurring in this area.

## **Technical Review**

### **Transportation**

Transportation supports the application and advises of the following:

- should revelopment occur, site access will not be permitted from 112 Avenue NW;
- This site falls within the boundaries of the Commonwealth Stadium Residential Parking Program. On-street parking is restricted only to vehicles displaying a valid parking permit in the restricted parking area during Major Events. Any future building on this site greater than 3 storeys will not qualify for parking permits;
- The owner may be required to provide a Traffic Impact Assessment for the site at the development application stage to confirm access volumes/requirements; and
- The owner/applicant is responsible for physical closure of the lane to public access and will be responsible for all costs associated with roadway/sidewalk modifications and/or utility relocation/modification deemed necessary as a result of the closure.

### **Drainage**

Drainage supports the proposed rezoning and advises that sanitary sewer servicing to the proposed rezoning area can be provided from the existing 375mm combined sewer main within 112 Avenue NW and storm sewer servicing is available from the existing 375mm storm sewer main within 79 Street NW.

### **EPCOR Water**

EPCOR Water supports the proposed rezoning and advises that water main upgrades are required within 78 Street NW and 112 Avenue NW to service the rezoning area. Three new hydrants are also required to be installed at locations along 78 Street NW, 79 Street NW and 112 Avenue NW.



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

## Community Engagement

<p><b>ADVANCE NOTICE</b> January 16, 2020</p>	<ul style="list-style-type: none"> <li>● Number of recipients: 75</li> <li>● 18 responses with the following concerns:             <ul style="list-style-type: none"> <li>○ the additional density is unwanted for this area</li> <li>○ potential to decrease property values</li> <li>○ detract from the area’s livability</li> <li>○ additional traffic/parking congestion</li> <li>○ residents experience enough noise from 112 Avenue and this will only increase this issue</li> <li>○ potential to increase crime</li> <li>○ 6 storeys is too tall</li> <li>○ this rezoning will change the character of the area in a negative way</li> <li>○ this may be a rental building, as opposed to a condominium</li> <li>○ there is multi-unit vacancy in the area, so this development is unnecessary</li> <li>○ shadowing will occur on the housing and park space from a larger building</li> <li>○ This development will detract from the City’s revitalization efforts of Borden Park and other open space in the area</li> <li>○ Safety issues for pedestrians and vehicles using the intersection of 112 Avenue NW and 79 Street NW</li> <li>○ This will increase the parking problems that the area is already experiencing as a result of its proximity to the Commonwealth Stadium</li> <li>○ There is enough density already being planned for this area through the Exhibition Lands redevelopment</li> <li>○ The Cromdale/Virginia Park Area Redevelopment Plan should not be amended as it already guides appropriate land use for the area</li> </ul> </li> </ul>
<p><b>PUBLIC ENGAGEMENT SESSION</b></p>	<ul style="list-style-type: none"> <li>● Not held</li> </ul>
<p><b>WEBPAGE</b></p>	<ul style="list-style-type: none"> <li>● <a href="http://edmonton.ca/cromdale">edmonton.ca/cromdale</a></li> </ul>

As one year has passed since the advance notice was sent out surrounding landowners, City Administration sent an email in March of 2021 to those who originally contacted the Planner

informing recipients that the application was still moving forward and that additional comments or concerns could still be provided. At the time of writing this report, no further comments or concerns were provided.

## Conclusion

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

## APPENDICES

- 1 Existing Land Use Context Map
- 2 Proposed Land Use Context Map
- 3 Application Summary



Schedule C  
Proposed Land Uses



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Schedule C  
Proposed Land Uses

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## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning, Plan Amendment & Road Closure
Bylaws & Charter Bylaw:	19685, 19686 & 19687
Location:	South of 112 Avenue NW, between 78 Avenue NW and 79 Avenue NW
Addresses:	11233, 11231, 11227, 11219 - 79 Street NW; and 11232, 11226, 11224, 11220 - 78 Street NW
Legal Descriptions:	Lots A, B, C, D, F, G, H, Plan 4508CL; Lot I, Block 26, Plan 0820398; and A portion of Lot 5 & Lot 6 Block 26, Plan 5850R
Site Area:	2,600 m <sup>2</sup>
Neighbourhood:	Cromdale
Notified Community Organizations:	Parkdale-Cromdale Community League Bellevue Community League
Applicant:	Ebenezer Developments

### PLANNING FRAMEWORK

Current Zones and Overlay:	(RA7) Low Rise Apartment Zone (CNC) Neighbourhood Convenience Commercial Zone (RF1) Single Detached Residential Zone (MNO) Mature Neighborhood Overlay
Proposed Zone:	(RA8) Medium Rise Apartment Zone
Plan in Effect:	Cromdale/Virginia Park Area Redevelopment Plan
Historic Status:	None

Written By:  
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