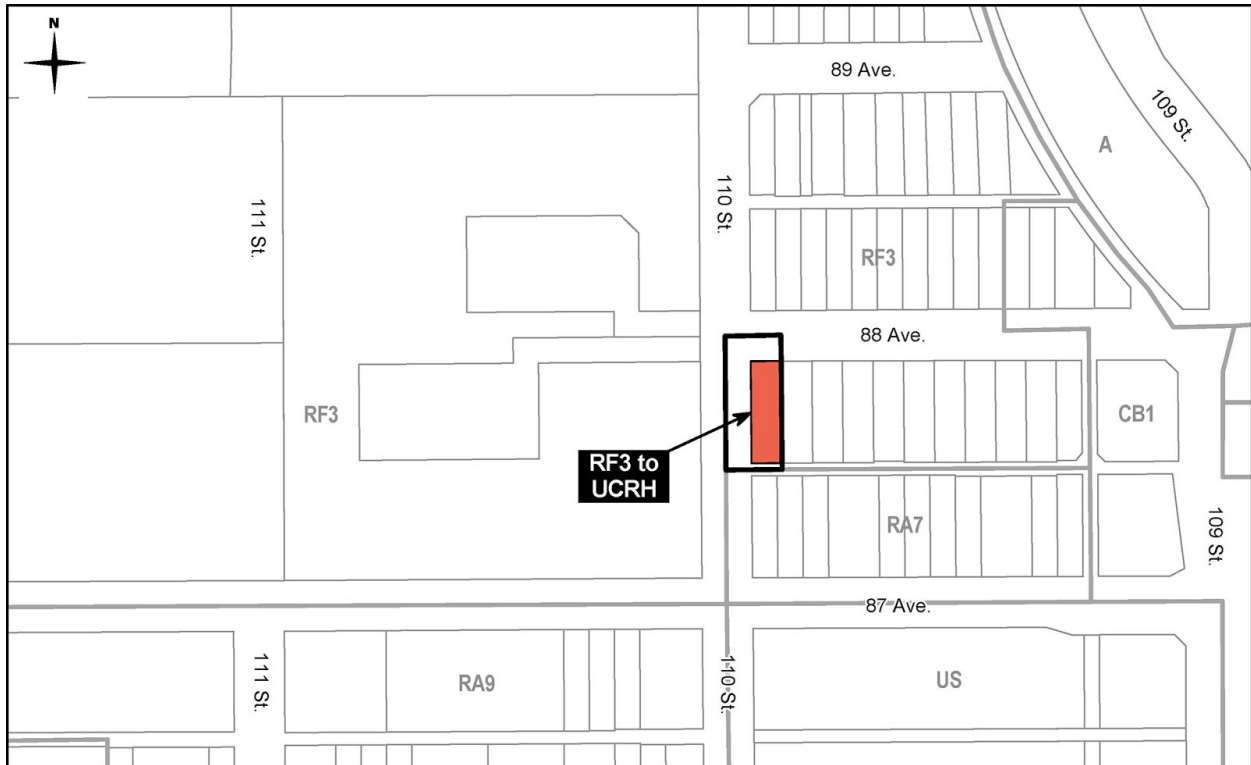




ADMINISTRATION REPORT REZONING, PLAN AMENDMENT GARNEAU

8715 - 110 Street NW

To allow for ground-oriented multi-unit housing.



Recommendation: That Bylaw 19592 to amend the Garneau Area Redevelopment Plan and Charter Bylaw 19593 to amend the Zoning Bylaw from (RF3) Small Scale Infill Development Zone to (UCRH) Urban Character Row Housing 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 multi-unit housing;
- largely conforms to the Garneau Area Redevelopment Plan;
- provides sensitive transitions and setbacks to adjacent properties;
- is located within the University of Alberta Major Node identified in The City Plan; and
- is located in close proximity to transit service.

Report Summary

This land use amendment application was submitted by Green Space Alliance on September 30, 2020 on behalf of landowners Pinto Properties Inc. This application proposes to change the designation of one lot from (RF3) Small Scale Infill Development Zone to (UCRH) Urban Character Row Housing Zone to allow for:

- up to three units of multi-unit housing; and
- a maximum building height of 12.0 metres (an increase from the current maximum of 8.9 metres in the Mature Neighbourhood Overlay that applies to RF3 but not UCRH).

This proposal is in alignment with the The City Plan by aligning with the goals and policies to accommodate all future growth for an additional 1 million people 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 an amendment to the Garneau Area Redevelopment Plan to align the site's designation in the plan with the proposed zoning.

The Application

1. BYLAW 19592 to amend the Garneau Area Redevelopment Plan (ARP) to redesignate the site from (RF3) Small Scale Infill Development Zone to (UCRH) Urban Character Row Housing Zone.
2. CHARTER BYLAW 19593 to amend the Zoning Bylaw to rezone the site from (RF3) Small Scale Infill Development Zone to (UCRH) Urban Character Row Housing Zone.

The stated intent of the applicant is to develop row housing oriented to public streets with greater attention to architectural detail in a manner that is characteristic of urban settings.

The proposed rezoning requires amendments to Schedule "Q" and Section 5 of the Garneau Area Redevelopment Plan to align the site's designation in the plan with the proposed zoning.

A previous application for a development permit on the site was approved but successfully appealed by nearby residents to the Subdivision and Development Permit Appeal Board. That application was for a specific development and was reviewed under the current RF3 zoning.

Site and Surrounding Area

The site area is approximately 490 square metres and consists of one corner lot. It is located in the interior of the Garneau neighbourhood, on the corner of 88 Avenue NW and 110 Street NW, and is directly across from the University of Alberta East Campus Village and a block from Garneau School. Bus stops on 109 Street NW and 87 Avenue NW are within 200 metres walking distance of the site and the University LRT Station is within 500 metres walking distance from the site. Both 109 Street NW and 87 Avenue NW will be part of the ETS Frequent Transit Network. Protected two-way raised bike lanes are planned along 88 Avenue NW and 110 Street NW to be implemented with Garneau Neighbourhood Renewal commencing this year.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF3) Small Scale Infill Development	Single detached house
CONTEXT		
North	(RF3) Small Scale Infill Development	Single detached house
East	(RF3) Small Scale Infill Development	Single detached house
South	(RA7) Low Rise Apartment Zone	Single detached house
West	(RF3) Small Scale Infill Development	University of Alberta East Campus Village student housing



VIEW OF THE SITE LOOKING SOUTHWEST



VIEW OF THE SITE LOOKING SOUTHEAST

Planning Analysis

LAND USE COMPATIBILITY

The proposed (UCRH) Urban Character Row Housing Zone would allow up to three principal units of multi-unit housing (apartment or row housing) and up to three secondary suites (if built in a row house built form). The current (RF3) Small Scale Infill Development Zone also allows multi-unit housing. Based on the size of the site, the current (RF3) Small Scale Infill Development Zone would also allow the same number of principal units of multi-unit housing and the same number of secondary suites, but as a result of recent changes to the RF3 Zone to allow garden suites in conjunction with multi-unit housing, the current RF3 zone would allow more accessory units than the proposed UCRH Zone. The proposed UCRH Zone would allow the same housing type as the RF3 zone in a larger building.

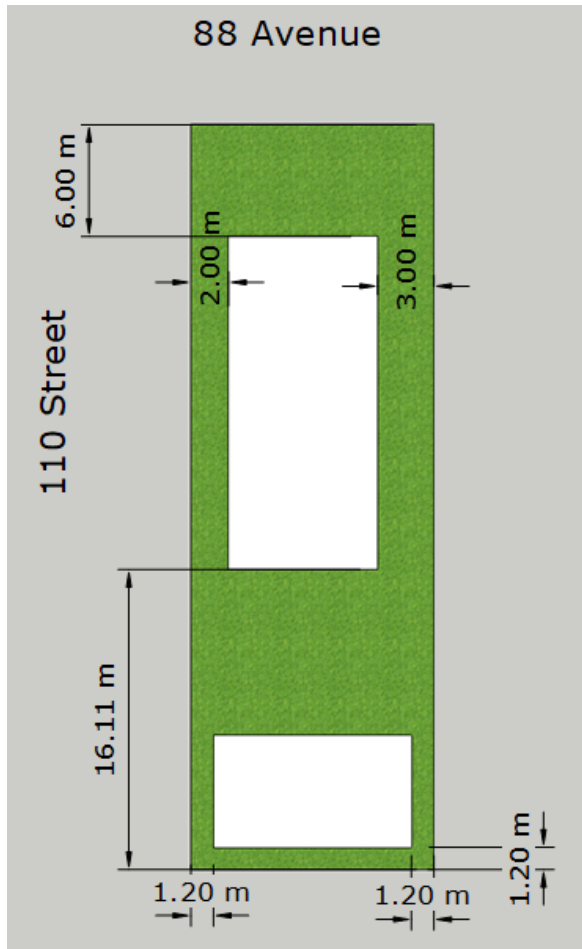
The proposed zoning would allow an increase in the current maximum height from 8.9 metres to 12.0 metres. The minimum distance from the building to the rear lot line would decrease from 16.11 metres to 12.08 metres. Under both the current and proposed zoning, the building could face either the Street or the Avenue, and vehicular access in both zones is required to be provided from the lane.

The proposed zoning provides a transition in scale from the University of Alberta East Campus Village student housing immediately to the west, which has a height of three and a half storeys, and the properties across the lane to the south with are zoned (RA7) Low Rise Apartment Zone which allows a height of 14.5 metres for a building with flat roof 16.0 metres for a building with a pitched roof (approximately four storeys). The transition to the single detached house to the east is considered appropriate, having similar setback requirements to the RF3 zone and a modest increase in the maximum height.

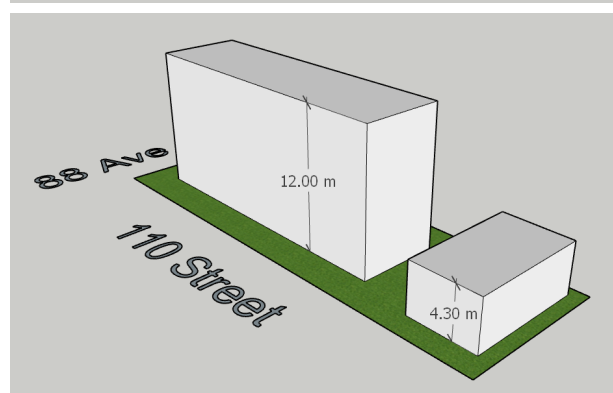
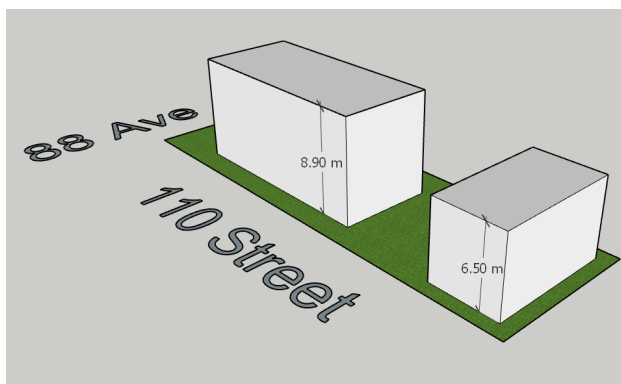
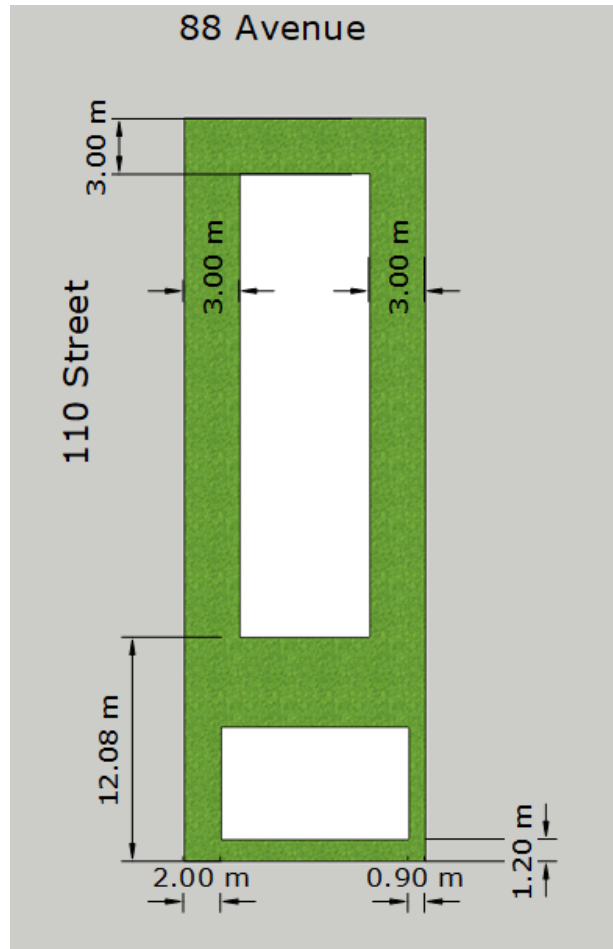
RF3 & UCRH COMPARISON SUMMARY

	RF3 <i>Current</i>	UCRH <i>Proposed</i>
Principal Building	Multi-Unit Housing	Multi-Unit Housing
Height	8.9 m	12.0 m
Minimum Front Setback	6.0 m	3.0 m
Minimum Interior Side Setback	3.0 m	3.0 m or 1.2m for the first two storeys up to 8.9 m in height plus 1.8 m stepback above two storeys or above 8.9 m in height
Minimum Flanking Side Setback	2.0 m	3.0 m
Rear Setback	16.11 m (40% of Site Depth)	12.08 m (30% of Site Depth)
Maximum Site Coverage	45%	50%
Maximum No. Dwellings	Three (3) Principal Dwellings Three (3) Secondary Suites Three (3) Garden Suites	Three (3) Principal Dwellings Three (3) Secondary Suites
Accessory Building	Garden Suite/Detached Garage	Detached Garage
Height	6.5 m	4.3 m
Interior Side Setback	1.2 m	0.9 m
Flanking Side Setback	1.2 m	2.0 m
Rear Setback	1.2 m	1.2 m

POTENTIAL RF3 BUILT FORM



POTENTIAL UCRH BUILT FORM



GARNEAU AREA REDEVELOPMENT PLAN

Schedules C of Garneau Area Redevelopment Plan designates the site as being appropriate for Single detached, semi-detached, row and apartment housing containing not more than 4 dwellings. The proposed zoning would allow a maximum of three principal dwellings of multi-unit housing. Secondary suites are not included in dwelling counts in Edmonton's statutory

plans, and Section 86 of the Zoning Bylaw states that secondary suites are not included in the calculation of maximum densities in this Bylaw. In addition, the RF3 zone now allows garden suites in conjunction with multi-unit housing while the UCRH zone does not, so the proposed rezoning represents a decrease in the number of secondary dwellings allowed.

Policy 1.2 of the plan requires that development on the subject site be family oriented, low rise, and compatible with the surrounding single detached development. Policy 1.7a also allows for rezonings to higher intensity zones than RF3 for applications of a comprehensive nature, provided that ground level access to each unit is provided, the development is family oriented, is 3 storeys in height, utilizes compatible architectural design in terms of rooflines, form and scale, and the number of units that are attached is limited to 4. The built form and design regulations of the UCRH zone are comprehensive, align with these policies and guidelines, and would allow for family oriented development.

Administration has determined that a minor amendment to Schedule "Q" of the Garneau Area Redevelopment Plan would be required to facilitate the proposed rezoning. This Schedule contains a map of Garneau with the current zoning of the properties within the neighbourhood. Should the rezoning be approved, the zoning shown for the subject property on the map will need to be changed from RF3 to UCRH.

Section 5 of the plan provides a list of zones that were planned to be used in the neighbourhood in 2001, and has not been updated to include any zones that have been added to the Zoning Bylaw since. The purpose of the section was to align the plan with the new Zoning Bylaw at the time. However, an amendment is proposed to add the UCRH to the list and include it with the same guidance that is provided for the RF3 zone, but with the area of application limited to this site to provide consistency with the treatment of older zones in the plan.

The City Plan

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 subject site is located within the University-Garneau Major Node. Major Nodes are described as large-scale urban centres that serve multiple districts and are typically anchored by public institutions and significant employment centres. The desired built form for Major Nodes includes mid rise and high rise buildings, and the minimum density is 250 people and/or jobs per hectare. Although the proposed UCRH zone does not provide the level of intensity desired for Major Nodes, it is considered appropriate in the context of the subject site.

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.

Vehicular access to the site will be required to be from the lane in accordance with the regulations of the UCRH Zone.

Drainage

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

EPCOR Water

Construction of approximately 55 metres of new water main and one new hydrant on the south side of 88 Avenue are required. The required upgrades could potentially be reduced through a review by Edmonton Fire Rescue Services at the Development Permit stage when more specific building drawings and materials are known. All upgrades of the water infrastructure will be at the developer's expense.

Community Engagement

ADVANCE NOTICE October 28, 2020	<ul style="list-style-type: none"> ● Number of recipients: 132 ● Number of responses with concerns: 6
PUBLIC ENGAGEMENT SESSION December 7, 2020 - December 21, 2020	https://engaged.edmonton.ca/ucrhgarneau <ul style="list-style-type: none"> ● Number of visitors: 147 ● Number of responses in support: 1 ● Number of responses with concerns: 25
Notice of Proposed ARP Amendment February 3, 2021	<ul style="list-style-type: none"> ● Number of recipients: 132 ● Number of responses with concerns: 5
WEBPAGE	<ul style="list-style-type: none"> ● edmonton.ca/garneauplanningapplications

For a summary of comments collected through notification and the Engaged Edmonton platform, refer to the attached What We Heard Report in Appendix 1.

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 Feedback Summary

LDA20-0299 - UCRH Garneau

PROJECT ADDRESS: 8715 - 110 Street NW

PROJECT DESCRIPTION: The application proposes to rezone 8715 - 110 Street NW from (RF3) Small Scale Infill Development Zone to (UCRH) Urban Character Row Housing Zone to allow for the development of up to three principal units of multi-unit or row housing and up to three secondary suites with a maximum height of 12 metres (approximately 2-3 storeys).

The stated intent of the applicant is to develop row housing oriented to public streets with greater attention to architectural detail in a manner that is characteristic of urban settings. Based on the size of the site, the current (RF3) Small Scale Infill Development Zone would already allow up to three principal units of multi-unit (apartment or row housing) and up to three secondary suites (in a row house built form). The proposed (UCRH) Urban Character Row Housing Zone would allow the same housing type, just in a larger building.

The proposed zoning would allow an increase in the current maximum height from 8.9 metres to 12.0 metres. The minimum distance from the building to the rear lot line would decrease from 16.11 metres to 12.08 metres. Under both the current and proposed zoning, a new development would be allowed a maximum of three principal units and three secondary suites, and the building could face either the Street or the Avenue.

A previous application for a development permit on the site was approved and subsequently appealed by nearby residents to the Subdivision and Development Permit Appeal Board. That application was for a specific development and was reviewed under the current RF3 zoning. The previous application and Subdivision and Development Permit Appeal Board decision have no bearing on the current application to change the



zoning of the site.

Administration has determined that a minor amendment to the Garneau Area Redevelopment Plan will be required in order to reflect the proposed zoning.

PROJECT WEBSITE: www.edmonton.ca/garneauplanningapplications

TYPE OF ENGAGEMENT	DATE	RESPONSES/ RECIPIENTS
Initial Advance Notice from the City (Rezoning)	October 28, 2020	Recipients: 132 Responses with concerns: 6
Garneau Planning Applications Webpage	December 2, 2020	N/A
Sign Posted on Site	November 5, 2020	N/A
Public Engagement Notice from the City (Online Engage Edmonton)	December 3, 2020	Recipients: 132
Public Engagement, City Hosted Event (online format, some responses were sent by email)	December 7, 2020 - December 21, 2020	Aware: 104 Informed: 23 Engaged: 26 (See “Web Page Visitor Definitions” at the end of this report for explanations of the above categories.) Responses in support: 1 Responses with concerns: 25
Notice of Proposed ARP Amendment	February 3, 2021	Recipients: 132 Responses with concerns: 5



ABOUT THIS REPORT

Information in this report includes responses to the advanced notices, feedback gathered through the Engaged Edmonton platform between December 7 - December 21, 2020, and emails received throughout the application process. 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

1. Mailed postcard for advance notice and notice of ARP amendment details.
2. 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. Some email responses were also received.

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.

WHAT WE HEARD

Support: 1

Opposed: 36

COMMENTS

Site/building Design

- Scale of proposed development is too large/is out of scale with the surrounding development (x13)
- Design should fit historical character of Garneau/historic houses should be preserved (x10)
- Building will create light, noise, and privacy issues (x7)
- Building should face 88 Avenue (x5)
- Will not provide adequate green space (x4)

- A three storey building is appropriate for the area
- Will shadow surrounding properties

Traffic and Parking

- Will impact traffic in the neighbourhood (x4)
- Will create parking issues

Use:

- Applicant's intent is not to provide family housing/only family housing should be allowed (x5)
- Area should remain single detached housing only/row housing is inappropriate (x4)
- Not needed because vacancy rates in the area are high (x2)
- Zoning change seems minor
- Concerned about secondary suites
- Concerned about garbage

Location:

- Would be more appropriate for a different location (such as 87 Avenue or west of 110 Street) (x11)
- Area is already high density (x5)
- East Campus student housing should not be extended into North Garneau (x3)
- Will isolate houses to the east
- Will affect surrounding property values
- Other vacant lots should be developed first

Construction:

- Concerned about cheap architectural/construction work that will not be built to last

City Plan and Garneau Area Redevelopment Plan (ARP):

- Garneau Area Redevelopment Plan should be respected/application does not conform to the plan (X12)
- Although the City Plan designates the area as a Major Hub, the plan should not support single lot rezonings/spot rezonings are not appropriate (x4)
- Direction of the City Plan should be implemented through comprehensive review of the Garneau Area Redevelopment Plan
- Garneau Area Redevelopment Plan allows for a maximum of four units
- Proposal needs to be for a DC2 zone to conform to the ARP

- Proposed amendment is a major change to the ARP

Process, Notification, Transparency:

- The proposed development was previously rejected by the Subdivision and Development Appeal Board (X3)
- Engaged Edmonton page should include information about the Garneau Area Redevelopment Plan (x2)
- Information about the Subdivision and Development Appeal Board's decision should be provided to City Council
- Engaged Edmonton page should include information about the previous application
- Site should be referred to as 10957-88 Avenue, not 8715-110 Street
- Repeated development applications for the site create uncertainty
- Proposal has not been described accurately by the applicant
- Zoning should not be changed until the new Zoning Bylaw is adopted
- Notifications and Engaged Edmonton page contain misleading information about the allowable built form
- Development industry treats the community with disdain and does not communicate with residents
- Lack of clarity around the rules to be followed in development

Rezoning/Statutory Plan Information

Note: 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 control 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

Planning Coordination
DEVELOPMENT SERVICES



APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment and Rezoning
Bylaw/Charter Bylaw:	Bylaw 19592/Charter Bylaw 19593
Location:	South of 88 Avenue NW and east of 110 Street NW
Address:	8715 - 110 Street NW
Legal Description:	Lot I, Block 148, Plan 5835CL
Site Area:	490 square metres
Neighbourhood:	Garneau
Notified Community Organization:	Garneau Community League
Applicant:	Green Space Alliance

PLANNING FRAMEWORK

Current Zone and Overlay:	(RF3) Small Scale Infill Development Zone and Mature Neighbourhood Overlay
Proposed Zone:	(UCRH) Urban Character Row Housing Zone
Plan in Effect:	Garneau Area Redevelopment Plan
Historic Status:	None

Written By:	Jeff Booth
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination