

# Amendment to the Strathcona Area Redevelopment Plan

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## Introduction

The proposed amendment to the Strathcona ARP, Bylaw 11890, has been prepared for a redevelopment site in the Ritchie neighbourhood comprised of the land described as Lot 8A, Block 40, Plan 1722883; Lot 13, Block 40, Plan I17; Lot 14, Block 40, Plan I17; and Lot 15, Block 40, Plan I17. The development site consists of 0.32 hectares. 9919 80 Avenue NW is a consolidated series of 5 vacant lots which are zoned DC2.940 which allows for development of a five-story residential building, and 9907 to 9903 80 Avenue NW is a series of three single lots which are zoned RA7 which would accommodate a residential building up to four storeys.

The purpose of the plan amendment is to allow for the redevelopment of the vacant land and single detached homes to two comprehensively planned 14 and 6 storey apartment buildings with a mid-block publicly accessible amenity space. The site is identified in the West Ritchie Sub- Area within the Strathcona Area Redevelopment Plan.

## Background

The Strathcona ARP was adopted by Council as Bylaw 11890 on December 15, 1998. Since that time the plan has been amended over time recognizing changes to the marketplace, housing, and commercial preferences, updating maps and for various other planning reasons. In July 2011, the West Ritchie Area was added to the ARP by Bylaw 15811. This West Ritchie Sub-Area added to the ARP recognizes the area as a unique part of Edmonton separated from the adjacent communities of Strathcona and Ritchie by arterial roadways and rail facilities. Having an eclectic mix of commercial, industrial, institutional, and residential uses, the area was recognized as having substantial redevelopment potential with a large number of underutilized sites and sites near the end of their effective development life. The intent for the area since 2011 is to encourage a vibrant, urban village with high quality urban design and architecture. Figure 1 shows the existing West Ritchie Land Use Concept and subject site.

Surrounding the site are low-rise walk-up apartment buildings, and single detached housing on land zoned RA7, Low Rise Apartment Zone. Along 80 Avenue NW moving west into the area there have been several re-development projects to mixed use commercial and residential apartment buildings.

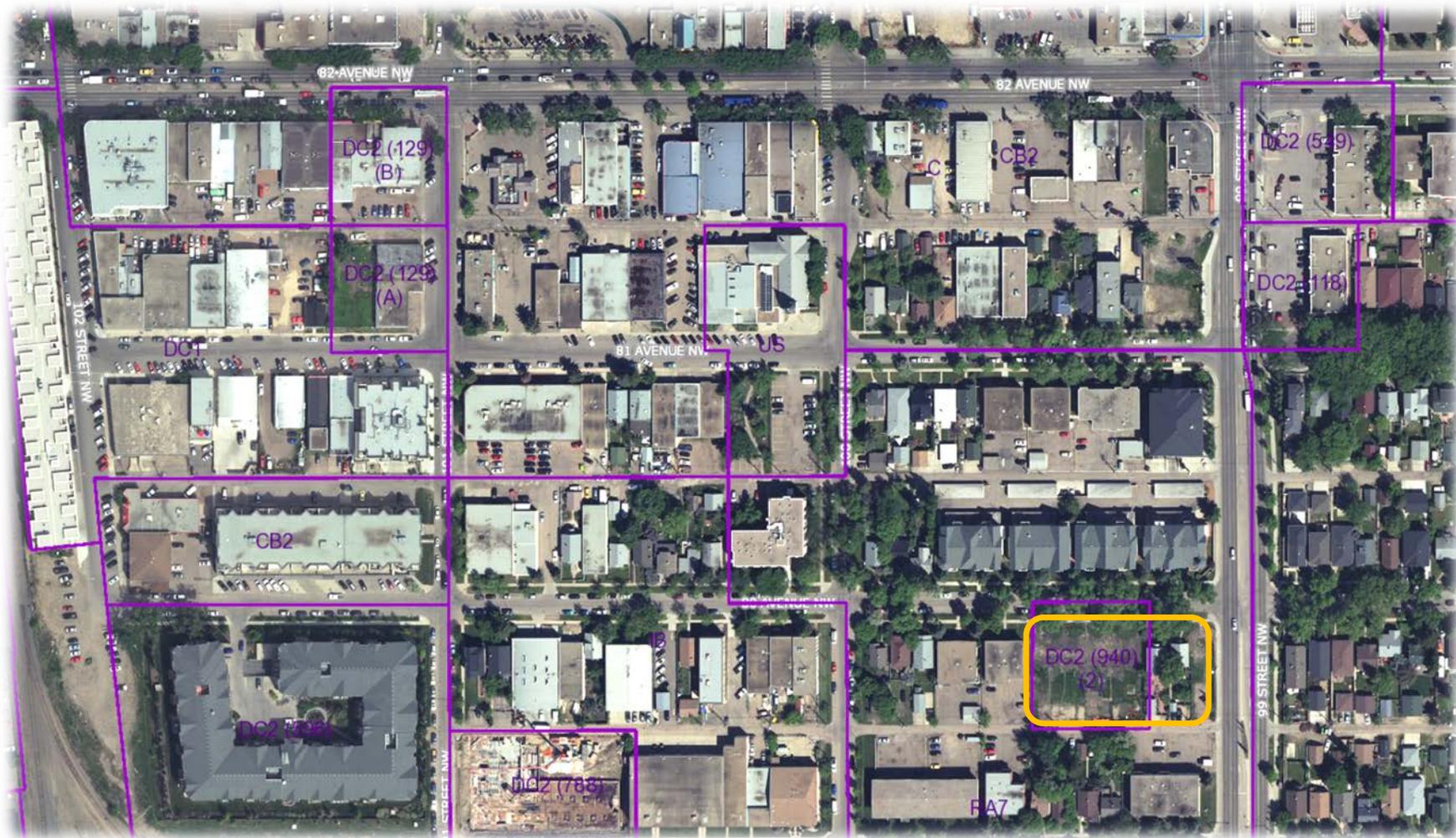


Figure 1. Site Location in West Ritchie

## Proposed Amendment

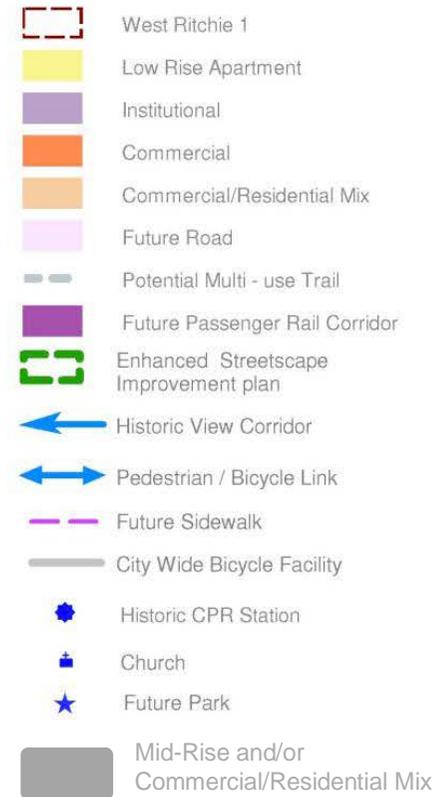
The proposed amendment to the Strathcona ARP is to re-designate the site from Low Rise Apartment area to Mid Rise Apartment area up to 14 Storeys.



Figure 2. West Ritchie Land Use Concept

## **STRATHCONA** Area Redevelopment Plan

Figure 9  
West Ritchie Land Use Concept



The objectives and policies in the Strathcona ARP pertaining to the West Ritchie sub-area require amendment as follows:

<b>From Objective</b>	<b>To Objective</b>
<p><i>p. 5, 7. Require apartment development to be sensitive in scale with the existing development and retain the character and pattern of low density development. Notwithstanding the above: ...</i></p>	<p><i>p. 5, 7. Require apartment development to be sensitive in scale with the existing development and retain the character and pattern of low density development. Notwithstanding the above:</i></p> <p><i>d. the Site located at the southwest corner of 99 Street NW and 80 Avenue NW (legally described as Lot 8A, Block 40, Plan 1722883; Lot 13, Block 40, Plan I17; Lot 14, Block 40, Plan I17; and Lot 15, Block 40, Plan I17) which shall be permitted to be developed as two mid-rise mixed-use buildings with a maximum height of 23m and 49m.</i></p>
<p><i>p. 5, 1. Prevent expansion of new commercial development into adjacent residential areas.</i></p>	<p><i>p. 5, 1. Prevent expansion of new commercial development into adjacent residential areas, except local small scale commercial uses located within the West Ritchie sub-area developed as part of a comprehensive mixed use development.</i></p>
<p><i>p. 8, 3. Encourage the architectural and urban design elements of 4. major new development to be harmonious with the traditional forms of existing development, by reflecting the basic proportions, materials, mass and height of existing structures. Notwithstanding the above: ...</i></p>	<p><i>p. 8, 3. Encourage the architectural and urban design elements of 4. major new development to be harmonious with the traditional forms of existing development, by reflecting the basic proportions, materials, mass and height of existing structures. Notwithstanding the above: ...</i></p> <p><i>d. the Site located at the southwest corner of 99 Street NW and 80 Avenue NW (legally described as Lot 8A, Block 40, Plan 1722883; Lot 13, Block 40, Plan I17; Lot 14, Block 40, Plan I17; and Lot 15, Block 40, Plan I17) which shall be permitted to be developed as a mixed use development with two mid-rise buildings with a podium</i></p>

	<i>and associated step backs which provide for a transition in height with the surrounding low rise residential apartment buildings.</i>
<b>From Policy</b>	<b>To Policy</b>
<i>q. 41, 4. Only residential land uses will be supported from the alley south of 79 Avenue to 81 Avenue between 99 and 100 Streets.</i>	<i>p.41, 4. Limited local commercial uses will be allowed from the alley south of 79 Avenue to 81 Avenue between 99 and 100 Streets <u>where integrated within a mixed use residential development.</u></i>  <i><u>Please refer to the existing Land Use Policy 1. P. 41 A mix of commercial and residential land uses will be supported in West Ritchie.</u></i>
<i>p. 41 1. Building heights will be limited to four storeys through any future rezoning applications in West Ritchie except for the lots legally described as Lots 8-12, Block 40, Plan 117, located at 9909, 9913, 9917, 9921 and 9925 - 80 Avenue NW where a rezoning to a (DC2) Site Specific Development Control Provision shall be allowed to a maximum height of 5 storeys.</i>	<i>p. 41, 1. Building heights will be limited to four storeys through any future rezoning applications in West Ritchie except for the lots legally described as Lot 8A, Block 40, Plan 1722883; Lot 13, Block 40, Plan 117; Lot 14, Block 40, Plan 117; and Lot 15, Block 40, Plan 117 located at 9919, 9907, 9905, and 9903 – 80 Avenue NW where a rezoning to a (DC2) Site Specific Development Control Provision shall be allowed to a maximum height of 14 storeys.</i>
<i>p. 41, 8. In any residential DC2 rezoning applications and in development permit applications where they have the discretion, City Planners and Development Officers will ensure that there is a reasonable variety of dwelling sizes and styles including family-oriented dwellings in each apartment development with more than 10 dwellings.</i>	<i>p. 41, 8</i>  <i><u>This will be addressed through the DC2</u></i>
<i>p. 41, 5 The Pedestrian Commercial Shopping Street Overlay will be applied in conjunction with rezoning to a standard commercial zone</i>	<i>p. 41, 5.</i>

*and fundamental elements of this overlay will be included in any commercially-based (DC2) Site Specific Development Control Provision rezoning.*

*This will be addressed through the DC2*

## Amendment Rationale

This portion of Ritchie has experienced a significant transition in range of use and intensity over the past two decades with the introduction of new mixed use residential buildings at 102 Street and 101 Street south 82 Avenue NW. The area has historically contained a range of light industrial, commercial, and residential use including both single detached housing with low rise apartment buildings and now with the inclusion of larger scale modern residential mixed-use developments, in the West Ritchie sub area of the Strathcona ARP.

The existing DC2 Zoning and RA7 Zoning on the site do not accommodate the project vision nor will a standard zone accommodate the comprehensive redevelopment of the site, so a DC2 Site Specific Development Control Provision will accompany this amendment for consideration by City Council. The project design on the site using a higher narrower built form could not be accommodated under the existing zoning, nor to benefit the community by offering a variety of residential units and amenity space while reducing site redevelopment impacts by designing the buildings with narrower floor plates and separation to provide site transparency.

## Relevant Statutory Plans and Planning Analysis

### Strathcona Area Redevelopment Plan

The Strathcona Area Redevelopment Plan has been in place for a number of years and has evolved through many amendments over time recognizing the active morphology of the City. The Vision and Goals for the ARP support the transitioning nature of the West Ritchie area and on balance with recognizing the historical significance of the area and allow for a diversity of housing types in the community including single family, semi-detached, row housing and apartments, to provide opportunity for people of different age groups, lifestyles, and incomes to live in the community.

### Edmonton City Plan

The recently approved City Plan provides the City's growth policy for up to a resident population of 2 million. The Plan is characterized by a network of primary and secondary corridors, districts and nodes as the building blocks. The Plan designates, 82 Avenue NW as a Primary Corridor and 99 Street as a Secondary Corridor. This area and the site are within the intersection, of both corridor types.

A Primary Corridor is defined as being 3 to 5 blocks wide and 5 to 10 blocks long. Across this primary corridor, the built – form goals for include mid and high rise buildings. Primary Corridors are the largest, most vibrant, and most prominent urban streets in the city and region.

They serve as destinations in and of themselves, but also provide critical connections between nodes, the rest of the city, and the region. Includes a wide range of uses and activities and mid to high rise buildings with desired density of 150 ppl/ha.

Secondary Corridors are vibrant streets smaller in scale to Primary Corridors and with a more residential character, some commercial clusters, and local destinations for surrounding communities. Are more residential in nature with mass transit and local services/amenities and low to mid rise buildings with desired densities of 75 ppl/ha.

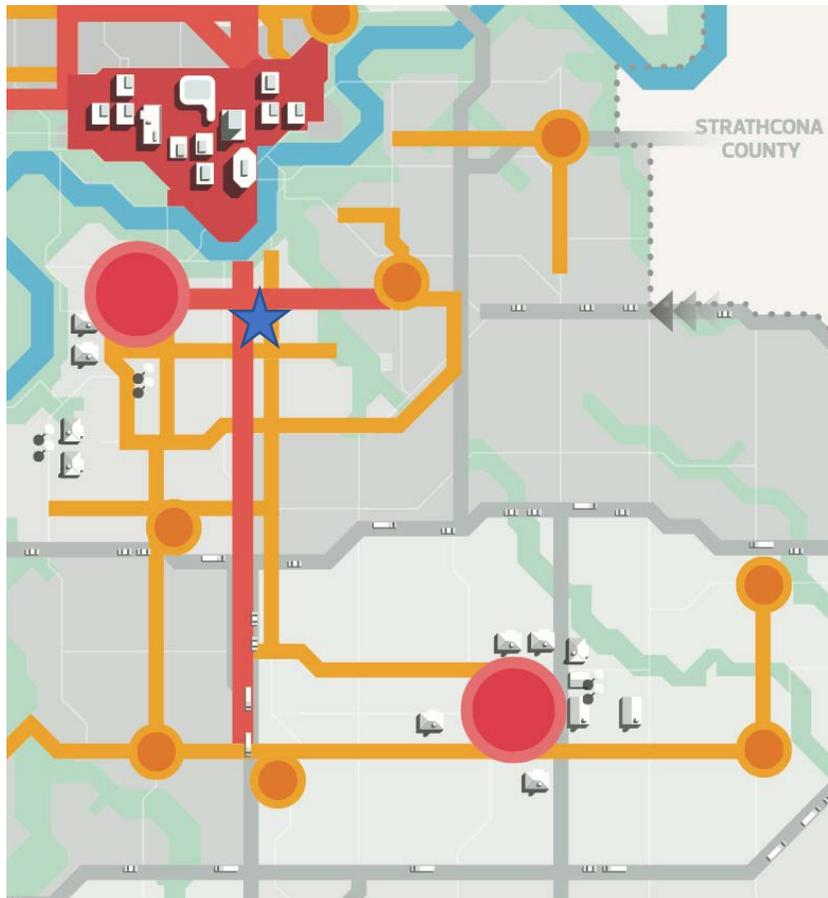
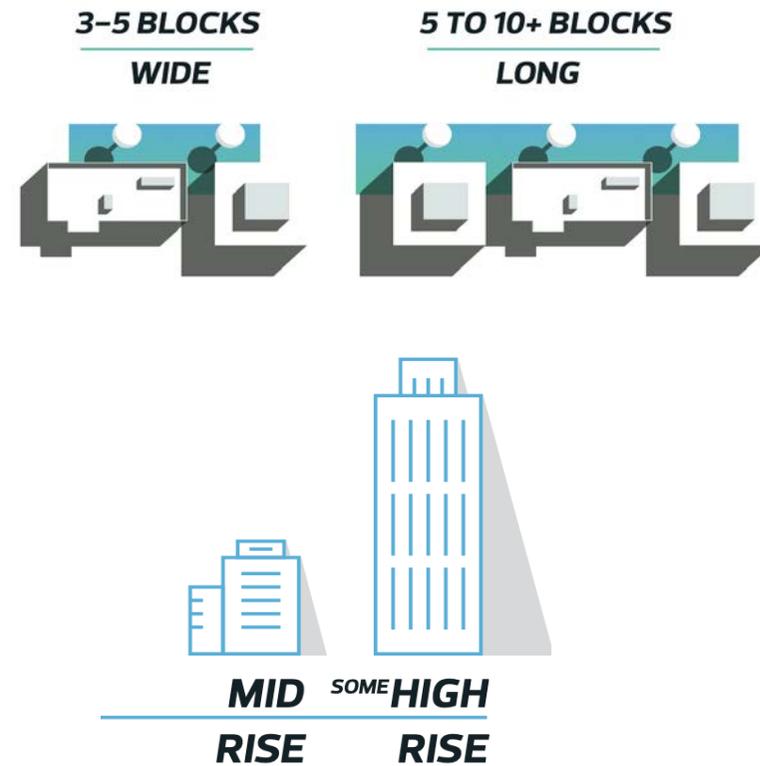


Figure 3. City Plan Context



Capital Region Growth Plan – Land Use Plan

This amendment complies with the Capital Region Growth Plan – Land Use Plan as follows:

<b>Most new growth shall occur within priority growth areas.</b>	<b>The amendment area is located within the Capital Region Board’s Priority Growth Area ‘B’.</b>
<p>Priority shall be given to accommodating growth in major employment areas and in locations that meet at least three of the following four criteria:</p> <ul style="list-style-type: none"> <li>a) Existing and proposed multi-mode movement corridors, including transit nodes;</li> <li>b) Adjacent to existing and proposed major employment areas;</li> <li>c) Redevelopment and intensification opportunities within the existing urban areas; and</li> <li>d) Locations that utilize existing infrastructure and servicing capacity or logically and efficiently extend that infrastructure.</li> </ul>	<p>The proposed amendment meets all four of the criteria listed:</p> <ul style="list-style-type: none"> <li>a) The Site is located adjacent to a number of transit stops on both 99 Street and 82 (Whyte) Avenue which is a major public transit route and a designated transit avenue.</li> <li>b) The Site is in close proximity to the Whyte Avenue Commercial District and the Downtown, which provide for a variety and high number of services and employment opportunities</li> <li>c) The site is located within a mature neighbourhood (Ritchie) and will result in the redevelopment of a vacant and underutilized site close to amenities and urban services;</li> <li>d) The site will make use of both existing surface and below ground infrastructure.</li> </ul>
<p>New residential developments shall provide a greater proportion of higher density residential units.</p>	<p>The proposed amendment will provide for the opportunity to accommodate new residential development with a range of unit types within the community and support diversity of future residents.</p>

## Conclusion

The amendment to the West Ritchie sub area of the Strathcona ARP will result in the advancement of the vision (general intent) for the area to build on West Ritchie's existing qualities to become a vibrant urban village with quality urban design and architecture. The proposed addition of the mid-rise apartment buildings will provide an additional range of residential units and main floor amenities for the community and place more residents within a complete community providing recreation, commercial, and amenities meeting their day to day needs within a 15 minute walk, by active cycling modes or via public transit to nearby employment nodes such as the university area and the downtown.