



City Council Public Hearing - Agenda

Date: Tuesday, April 20, 2021
Time: 1:30 p.m. - 9:30 p.m.
Location: Council Chamber, 2nd floor, City Hall

Call to Order: 1:30 p.m.
Recess: 3:30 p.m. - 3:45 p.m.
Dinner: 5:30 p.m. - 7 p.m.
Adjournment: 9:30 p.m.

Deputy Mayor: S. McKeen
Acting Mayor: T. Caterina

Please note: In response to the COVID-19 pandemic and the health risks associated with large group gatherings, all public participation at Council and Committee meetings is now being facilitated remotely. You can [request to speak](#) up until your item has been dealt with.

City Hall remains closed to the public. You can view in-progress meetings online via the Agenda, [Council on the Web](#) or City Council's [YouTube Channel](#).

For additional information, contact the Office of the City Clerk at (780) 496-8178.

Pages

1. Call to Order and Related Business

- 1.1. Call to Order
- 1.2. Roll Call
- 1.3. Adoption of Agenda
- 1.4. Protocol Items

2. Explanation of Public Hearing Process

- 2.1. Call for Persons to Speak

3. Bylaws and Related Reports

- 3.1. Charter Bylaw 19667 - To allow for light industrial business activities, Rosedale Industrial 5
- 3.2. Charter Bylaw 19659 - To allow for low density residential development, Keswick 15

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3.6.	Charter Bylaw 19648 - To allow for the preservation of natural areas and parkland along the North Saskatchewan River; Strathcona: Mill Creek Ravine North Bylaw 19647 and Charter Bylaw 19648 will be dealt with together	81
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3.13.	Bylaw 19656 - To amend the Ellerslie Area Structure Plan Bylaw 19656 and Charter Bylaws 19657 and 19658 will be dealt with together	179
3.14.	Charter Bylaw 19657 - Text Amendment to Section 930 of the Edmonton Zoning Bylaw Bylaw 19656 and Charter Bylaws 19657 and 19658 will be dealt with together	207
3.15.	Charter Bylaw 19658 - To allow for a variety of commercial uses and limited light industrial uses, Ellerslie Industrial Bylaw 19656 and Charter Bylaws 19657 and 19658 will be dealt with together	215
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3.18.	Bylaw 19661 - Amendment to the Oliver Area Redevelopment Plan Bylaw 19661 and Charter Bylaw 19662 will be dealt with together	297

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4.	Notices of Motion and Motions without Customary Notice	
5.	Adjournment	

Charter Bylaw 19667

To allow for light industrial business activities, Rosedale Industrial

Purpose

Rezoning from IM to IB; located at 9512 and 9528 – 62 Avenue NW.

Readings

Charter Bylaw 19667 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree “That Charter Bylaw 19667 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 1 and 10, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

This application proposes to rezone the site from (IM) Medium Industrial Zone to (IB) Business Industrial Zone to allow for light industrial activities and limited, compatible non-industrial businesses. The stated intent of the applicant is to develop an Indoor Participant and Recreation Service use on the site.

The proposed zoning conforms to the South-east Industrial Outline Area Plan which designates the site for High Standard Industrial Development (M-1).

The proposed rezoning is compatible with existing development in the area and is appropriately located along 62 Avenue NW with good access and visibility.

All comments from civic departments and utility agencies have been addressed.

Public Engagement

An Advance Notice was sent to surrounding property owners and the Hazeldean Community League on February 1, 2021. No responses were received.

Attachments

1. Charter Bylaw 19667
2. Administration Report

Charter Bylaw 19667

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3202

WHEREAS Lot 13, Block 4, Plan 6228HW and Block OT, Plan 6228HW; located at 9512 - 62 Avenue NW and 9528 - 62 Avenue NW, Rosedale Industrial, Edmonton, Alberta, are specified on the Zoning Map as (IM) Medium Industrial Zone; and

WHEREAS an application was made to rezone the above described properties to (IB) Business Industrial Zone;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as Lot 13, Block 4, Plan 6228HW and Block OT, Plan 6228HW; located at 9512 - 62 Avenue NW and 9528 - 62 Avenue NW, Rosedale Industrial, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from (IM) Medium Industrial Zone to (IB) Business Industrial Zone.

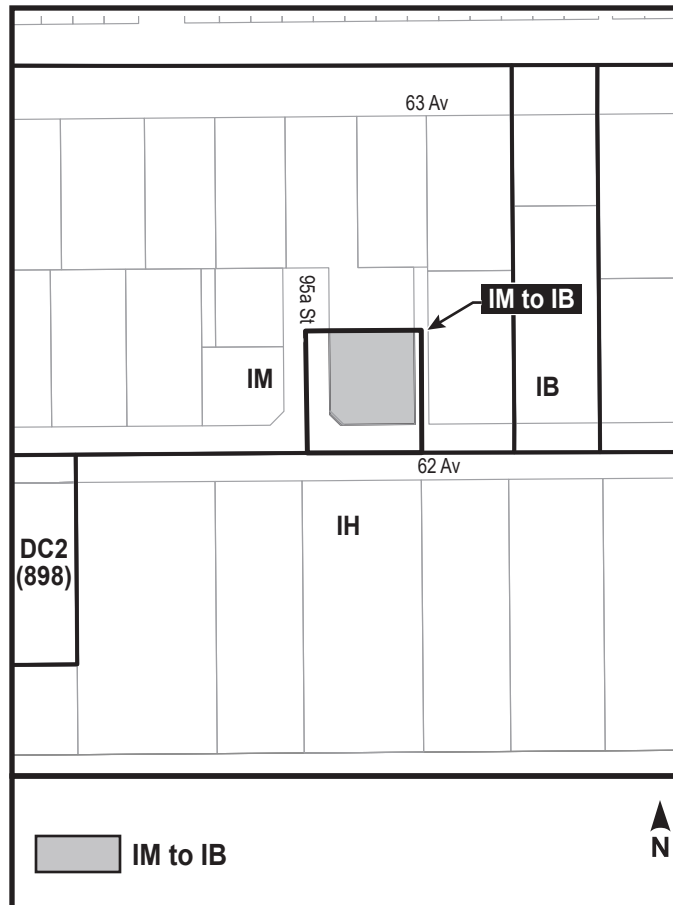
READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

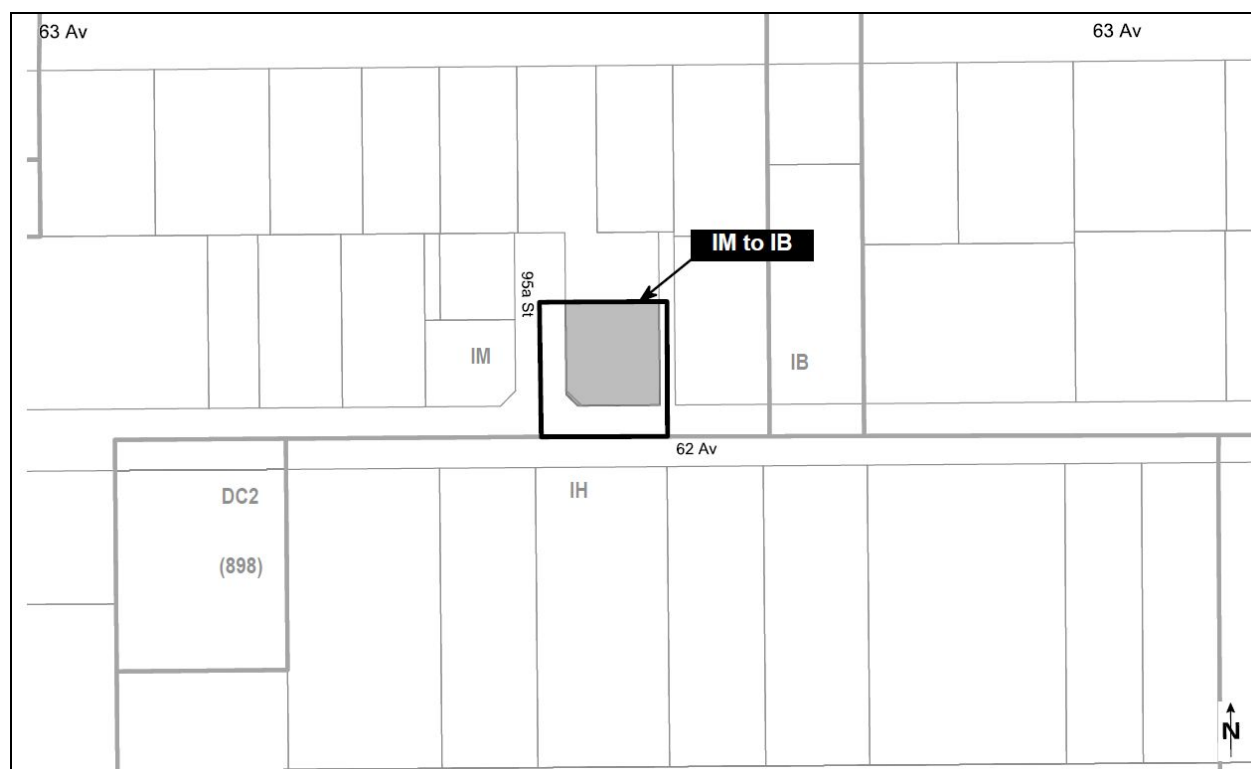
CHARTER BYLAW 19667





ADMINISTRATION REPORT **REZONING** ROSEDALE INDUSTRIAL

9512 and 9528 - 62 AVENUE NW



Recommendation: That Charter Bylaw 19667 to amend the Zoning Bylaw from (IM) Medium Industrial Zone to (IB) Industrial Business Zone be APPROVED.

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

- will support and maintain industrial opportunities as outlined in the South-east Industrial Area Outline Plan;
- will provide the opportunity for industrial and compatible business employment uses; and
- will be compatible with existing development.

Report Summary

This rezoning application was accepted from Grant Stevenson (Skillzone Hockey) on January 27, 2021. This application proposes to rezone the site from (IM) Medium Industrial Zone to (IB) Business Industrial Zone to allow for light industrial businesses and limited, compatible non-industrial businesses. The stated intent of the applicant is to develop an Indoor Participant and Recreation Service use on the site.

The proposal is in alignment with the South-east Industrial Area Outline Plan which designates the site for High Standard Industrial Development (M-1).

The Application

CHARTER BYLAW 19667 proposes to rezone the site from (IM) Medium Industrial Zone to (IB) Business Industrial Zone to allow for light industrial businesses and limited, compatible non-industrial businesses. The stated intent of the applicant is to develop an Indoor Participant and Recreation Service use on the site.

Site and Surrounding Area

The subject site is 0.15 ha in area and is located north of 62 Avenue NW and west of 95a Street NW. There is an existing industrial warehouse building on the site.



AERIAL VIEW OF APPLICATION AREA

EXISTING ZONING		CURRENT USE
SUBJECT SITE	(IB) Business Industrial Zone	Industrial building
CONTEXT		
North	(IM) Medium Industrial Zone	Industrial building
East	(IM) Medium Industrial Zone	Industrial building
South	(IH) Heavy Industrial Zone	Industrial building
West	(IM) Medium Industrial Zone	Industrial building

Planning Analysis

The Plan in Effect for the Rosedale Industrial neighbourhood is the South-east Industrial Area Outline Plan. This proposed zoning to IB conforms to the High Standard Industrial Development (M-1) land use designation for the site within this plan.

The proposed IB Zone will allow for a range of light industrial and compatible non-industrial uses along 62 Avenue NW. The proposed IB Zone will also support the industrial nature of the Rosedale Industrial neighbourhood and the ongoing reinvestment in the area as well as taking advantage of the existing infrastructure, accessibility, and visibility for the wide range of uses.

Technical Review

The proposed rezoning has been reviewed by all required technical agencies.

Transportation

Administration supports the proposed rezoning and advises that, should revelopment occur, the existing site access to 95A Avenue NW will require reconstruction as it is in poor condition and substandard to the City of Edmonton's Complete Streets Design and Construction Standards.

Transit

Administration supports the proposed rezoning and advises that 63 Avenue is a designated transit route within the implementation of the Bus Network Redesign.

Drainage

Administration supports the proposed rezoning and advises that the existing combined sewer under 95A Street NW can support the proposed zoning and land use.

EPCOR Water

EPCOR Water supports the proposed rezoning and advises that the site can continue to be serviced by the water main underneath 62 Avenue NW. There is a deficiency in on-street hydrant spacing which may require a new hydrant to be installed on 62 Avenue NW at the development permit stage.

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

Community Engagement

ADVANCE NOTICE February 1, 2021	<ul style="list-style-type: none">• Number of recipients: 19• No responses received
WEBPAGE	<ul style="list-style-type: none">• <i>edmonton.ca/rosedaleindustrialplanningapplications</i>

Conclusion

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

APPENDICES

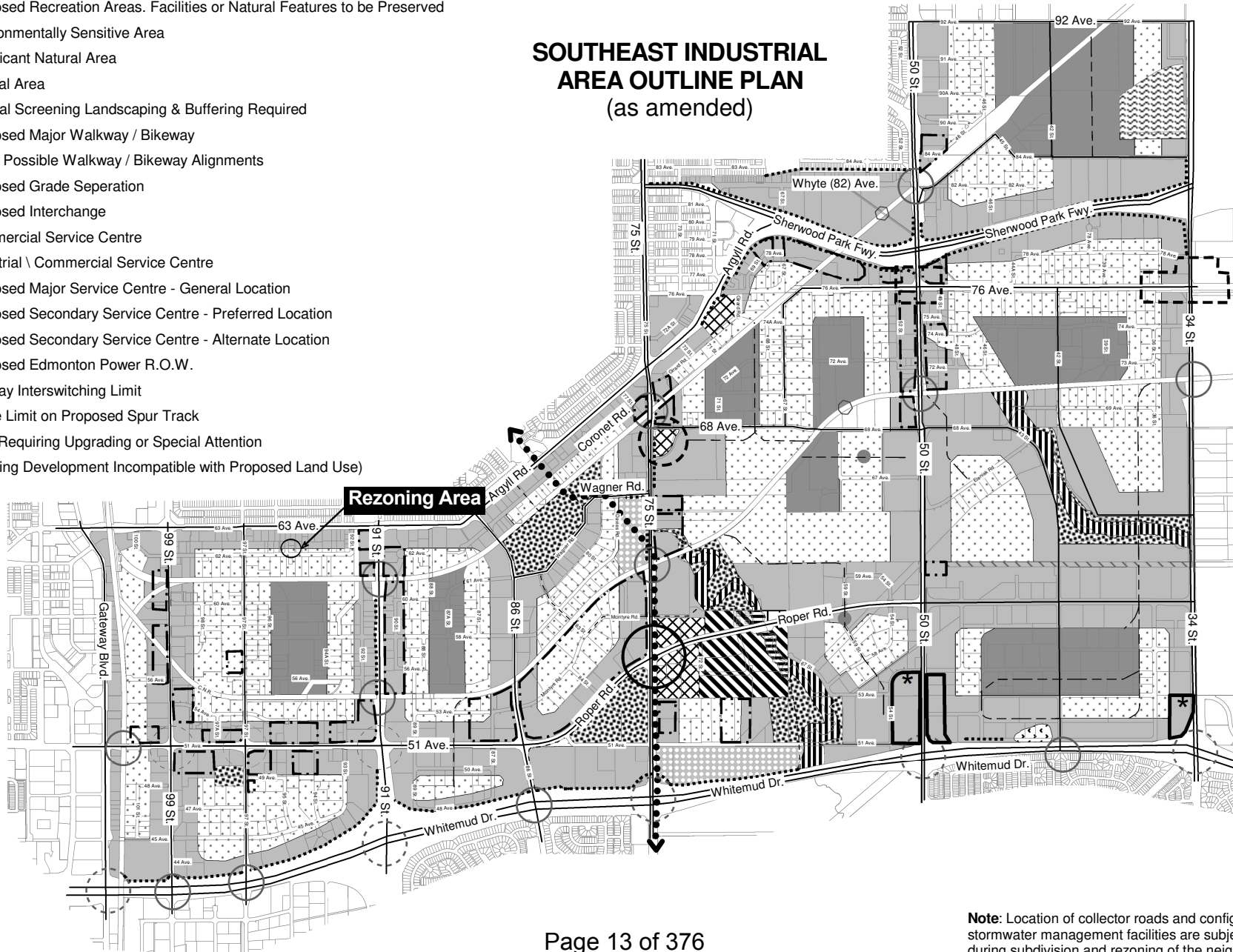
- 1 Context Plan Map
- 2 Application Summary

- High Standard Industrial Development (M-1)
 Medium Industrial Development (M-2)
 Heavy Industrial Development (M-3)
 Industrial Business Development
 Commercial \ Industrial (Warehouse Sales)
 Potential Future Recreation, Open Space or Industrial Business
 Metropolitan Recreation Zone (Along Mill & Fulton Creeks)
 Proposed Recreation Areas. Facilities or Natural Features to be Preserved
 Environmentally Sensitive Area
 Significant Natural Area
 Natural Area
 Special Screening Landscaping & Buffering Required
 Proposed Major Walkway / Bikeway
 Other Possible Walkway / Bikeway Alignments
 Proposed Grade Separation
 Proposed Interchange
 Commercial Service Centre
 Industrial \ Commercial Service Centre
 Proposed Major Service Centre - General Location
 Proposed Secondary Service Centre - Preferred Location
 Proposed Secondary Service Centre - Alternate Location
 Proposed Edmonton Power R.O.W.
 Railway Interswitching Limit
 4 Mile Limit on Proposed Spur Track
 Area Requiring Upgrading or Special Attention
 (Existing Development Incompatible with Proposed Land Use)

- Proposed Roadways
 Stormwater Management Facility
 Urban Transit Facility
 Transit Oriented Service Centre
 Valley Line LRT



SOUTHEAST INDUSTRIAL AREA OUTLINE PLAN (as amended)



Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19667
Location:	North of 62 Avenue NW and east of 95a Street NW
Addresses:	9512 - 62 Avenue NW 9528 - 62 Avenue NW
Legal Descriptions:	Lot 13, Block 4, Plan 6228HW; and Block OT, Plan 6228HW
Site Area:	0.15 ha
Neighbourhood:	Rosedale Industrial
Notified Community Organization(s):	Hazeldean and Terwillegar Community Leagues
Applicant:	Grant Stevenson; Skill Zone Hockey

PLANNING FRAMEWORK

Current Zone :	(IM) Medium Industrial Zone
Proposed Zone:	(IB) Business Industrial Zone
Plans in Effect:	South-east Industrial Area Outline Plan
Historic Status:	None

Written By:	Sean Conway
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination

Charter Bylaw 19659

To allow for low density residential development, Keswick

Purpose

Rezoning from RMD to RLD; located at 1704 - 170 Street SW.

Readings

Charter Bylaw 19659 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Charter Bylaw 19659 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 1 and April 10, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 19659 proposes to amend the Zoning Bylaw from (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone.

This land use amendment application was submitted by Stantec Consulting Ltd. on December 22, 2020, on behalf of landowners Keswick Landing Ltd. This application proposes to change the designation of a portion of one parcel from (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone to allow for low density residential land uses.

All comments from civic departments and utility agencies have been addressed and are summarized in the attached report.

Public Engagement

Advance Notice was sent to surrounding property owners and the Greater Windermere Community League on January 5, 2021. No responses were received.

Attachments

1. Charter Bylaw 19659
2. Administration Report

Charter Bylaw 19659

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3196

WHEREAS a portion of SE-21-51-25-4; located at 1704 - 170 Street SW, Keswick, Edmonton, Alberta, is specified on the Zoning Map as (RMD) Residential Mixed Dwelling Zone; and

WHEREAS an application was made to rezone the above described property to (RLD) Residential Low Density Zone;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as a portion of SE-21-51-25-4; located at 1704 - 170 Street SW, Keswick, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone.

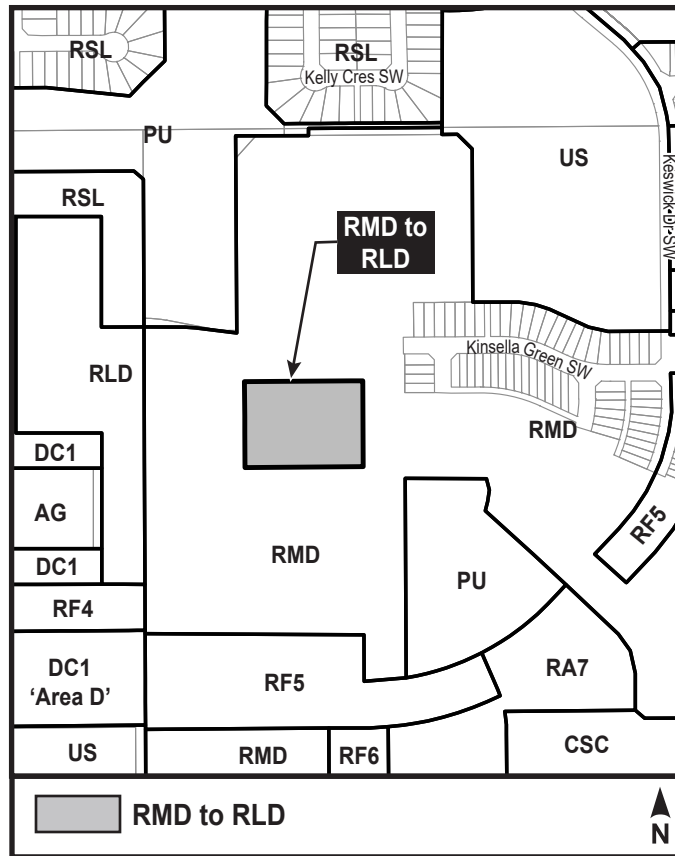
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SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 19659

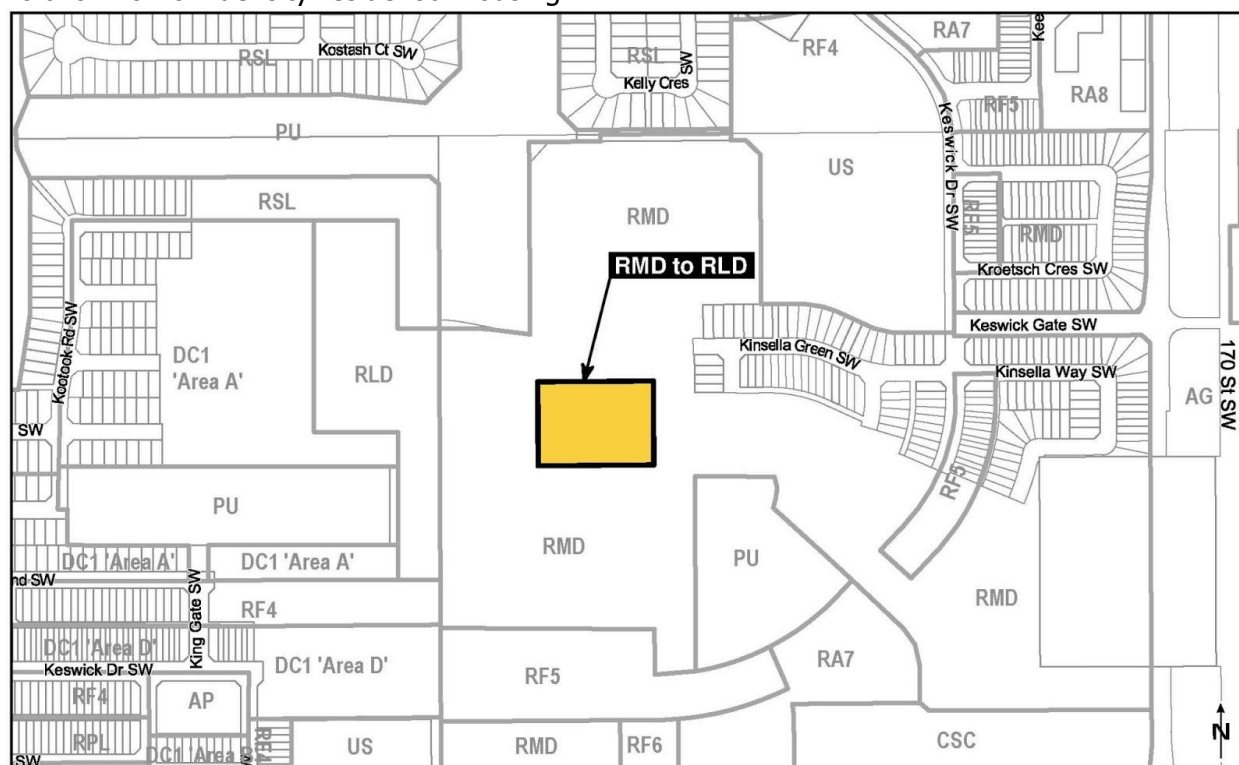




ADMINISTRATION REPORT REZONING KESWICK

1704 - 170 STREET SW

To allow for low density residential housing.



Recommendation: That Charter Bylaw 19659 to amend the Zoning Bylaw from (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone be APPROVED.

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

- will allow for a variety of low density residential uses;
- conforms to the Keswick Neighbourhood Structure Plan; and
- will be compatible with surrounding planned and existing land uses.

Report Summary

This land use amendment application was submitted by Stantec Consulting Ltd. on December 22, 2020, on behalf of landowners Keswick Landing Ltd. This application proposes to change the designation of a portion of one parcel from (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone to allow for low density residential land uses.

The proposal is in alignment with the Keswick Neighbourhood Structure Plan (NSP) which designates the site for "Single/Semi Detached Residential" land uses.

An associated subdivision application (LDA18-0696) is currently under review by Administration for a portion of the subject area.

The Application

CHARTER BYLAW 19659 to to rezone the subject site from (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone, to allow for a range of low density residential uses including single detached housing, semi-detached housing and duplex housing with flexible lot sizes and widths (including zero lot line development), in the Keswick Neighbourhood.

Site and Surrounding Area

The proposed rezoning is located in the east central portion of the Keswick neighbourhood, South of Kelly Crescent SW and west of Keswick Drive SW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RMD) Residential Mixed Dwelling Zone	Vacant land
CONTEXT		
North	(RMD) Residential Mixed Dwelling Zone	Vacant land
East	(RMD) Residential Mixed Dwelling Zone	Vacant land, developing single-detached housing
South	(RMD) Residential Mixed Dwelling Zone	Vacant land
West	(RMD) Residential Mixed Dwelling Zone	Vacant land

Planning Analysis

LAND USE COMPATIBILITY

The application proposes to rezone the subject area from RMD to RLD. The proposed zone will allow for a range of low density residential uses that will provide for greater flexibility of lot sizes and widths to accommodate a mix of housing types, including Zero Lot Line Development.

The land adjacent to the site is planned for, or developing as, low density residential uses. The proposed RLD zone will be compatible with the surrounding development.

PLANS IN EFFECT

The Keswick Neighbourhood Structure Plan designates the subject area for the development of low density residential uses, as outlined in Appendix 1. The proposed RLD Zone will conform with the plan.

Technical Review

Transportation

The landowner will be required to pay their proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area.

A Transportation Infrastructure Projections (TIP) study was completed by the area developers in 2019. That study identified the need for Ellerslie Road SW to be upgraded to a 4-lane divided arterial roadway, between 170 Street SW and 127 Street SW, to accommodate current traffic volumes and support future development in the area. The Heritage Valley and Windermere owners groups are working with their consultant to develop and advance a staged construction plan, and Administration is committed to working with the area developers with a goal of completing this arterial project in a timely manner.

Drainage

Permanent sanitary and storm servicing for the subject rezoning area will be provided in accordance with the servicing schemes identified in the accepted Keswick Neighbourhood Design Report Amendment, dated July 2015, and the Keswick Neighbourhood Design Report Amendment, dated April 2017.

EPCOR Water

EPCOR Water Services supports this proposal. The development must meet the standard of water supply under the City of Edmonton Design and Construction Standards and must be in accordance with the approved Hydraulic Network Analysis.

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

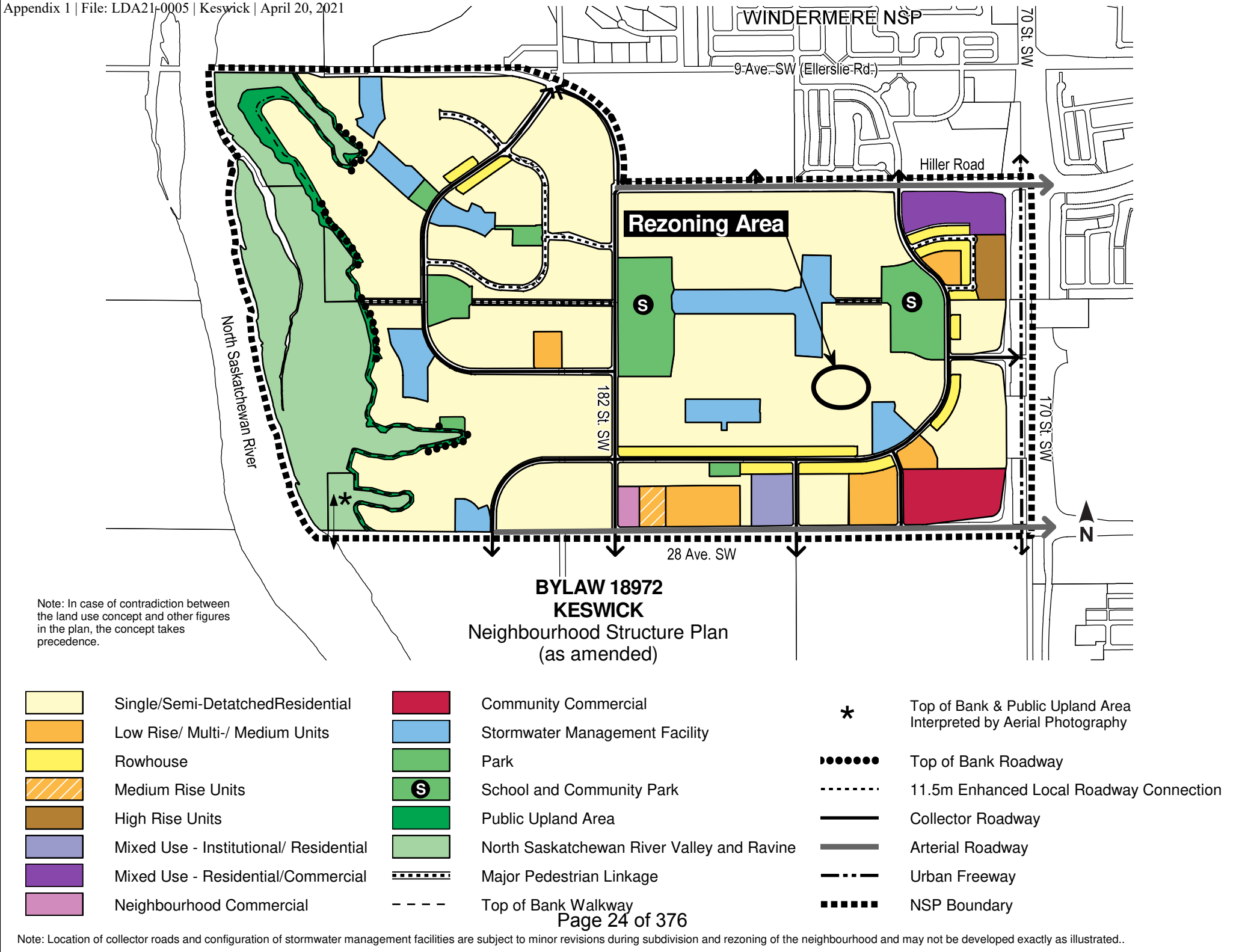
Community Engagement

ADVANCE NOTICE December 5, 2021	<ul style="list-style-type: none"> • Number of recipients: 84 • No responses received
WEBPAGE	<ul style="list-style-type: none"> • https://edmonton.ca/keswickplanningapplications

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

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19659
Location:	South of Kelly Crescent SW and west of 170 Street SW
Address:	1704 - 170 STREET SW
Legal Description:	A portion of SE-21-51-25-4.
Site Area:	1.04 hectares
Neighbourhood:	Keswick
Notified Community Organization:	Greater Windermere Community Leagues
Applicant:	Stantec Consulting Ltd.

PLANNING FRAMEWORK

Current Zone:	(RMD) Residential Mixed Dwelling Zone
Proposed Zone:	(RLD) Residential Low Density Zone
Plan in Effect:	Keswick Neighbourhood Structure Plan Windermere Area Structure Plan
Historic Status:	None

Written By:	Kerry Girvan
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination

Charter Bylaw 19652

To allow for retail, general commercial and office uses that are compatible with adjacent residential uses and achieve a high standard of building appearance, York

Purpose

Rezoning from DC2.558 to DC2; located 100, 350, 440, 500, 600, 600C, 620 & 640 - Manning Crossing NW, York.

Readings

Charter Bylaw 19652 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Charter Bylaw 19652 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 1, 2021 and April 10, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

This application proposes to change the subject area from (DC2.558) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision. It is the applicant's intent to add Cannabis Retail Sales to the list of uses in Area B in Schedule A of the proposed Provision.

The proposed DC2 Provision is in alignment with the commercial / office designation prescribed to the site in the York Neighbourhood Area Structure Plan (NASP) and meets the objective to maintain low intensity office and personal services uses, so that development in the area will be compatible with the abutting low rise apartment development.

This proposal is in alignment with the applicable policies of CityPlan (MDP) by adding additional development opportunities to a Major Node (Clareview).

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Public Engagement

Advance Notice was sent to surrounding property owners, The Belvedere & Steel Heights Community Leagues, Area Council No. 17 Area Council, and Edmonton North District Area Council Area Council on January 22, 2021. One response was received and is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19652
2. Administration Report

Charter Bylaw 19652

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3190

WHEREAS Lot 52A, Block 54, Plan 9522940; Lot 55, Block 54, Plan 9320642; Lot 57, Block 54, Plan 0121102; Lot 53, Block 54, Plan 9320637; Units 1-3, Condominium Plan 0121108; located at 100, 350, 440, 500, 600, 600C, 620 & 640 - Manning Crossing NW, York, Edmonton, Alberta, are specified on the Zoning Map as (DC2) Site Specific Development Control Provision; and

WHEREAS an application was made to rezone the above described properties to (DC2) Site Specific Development Control Provision;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as Lot 52A, Block 54, Plan 9522940; Lot 55, Block 54, Plan 9320642; Lot 57, Block 54, Plan 0121102; Lot 53, Block 54, Plan 9320637; & Units 1-3, Condominium Plan 0121108; located at 100, 350, 440, 500, 600, 600C, 620 & 640 - Manning Crossing NW, York, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision.
2. The uses and regulations of the aforementioned DC2 Provision are annexed hereto as Schedule "B".

3. The sketch plan annexed hereto as Schedule "A" and the uses and regulations of the DC2 Provision shown on Schedule "B" annexed hereto are hereby incorporated into the Zoning Bylaw, being Part IV to Bylaw 12800, The Edmonton Zoning Bylaw.

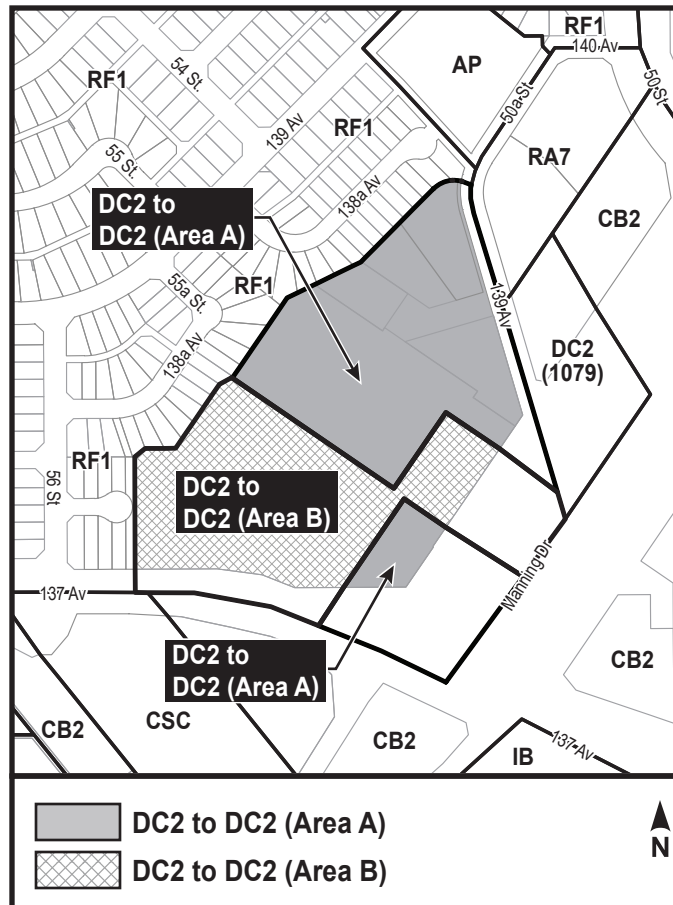
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SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 19652



(DC2) Site Specific Development Control Provision**1. General Purpose**

To establish a Site Specific Development Control District for retail, general commercial and office uses with specific site development criteria that will ensure a compatible relationship with the adjacent residential uses and achieve a high standard of building appearance appropriate to the location of this site.

2. Area of Application

This provision shall apply to Lot 52A, Block 54, Plan 9522940; Lot 55, Block 54, Plan 9320642; Lot 57, Block 54, Plan 0121102; Lot 53, Block 54, Plan 9320637; & Units 1-3, Condominium Plan 0121108, York.

3. Uses

- a. Automotive and Minor Recreation Vehicle Sales/Rentals
- b. Media Studios
- c. Business Support Services
- d. Cannabis Retail Sales
- e. Commercial Schools
- f. Convenience Retail Stores
- g. Convenience Vehicle Rentals
- h. Child Care Services
- i. Drive-in Food Services
- j. Equipment Rentals
- k. Gas Bars
- l. General Retail Stores
- m. Government Services
- n. Greenhouses, Plant Nurseries and Garden Centres
- o. Health Services
- p. Household Repair Services
- q. Indoor Participant Recreation Services
- r. Limited Contractor Services
- s. Liquor Stores
- t. Minor Amusement Establishments

- u. Minor Service Stations
- v. Outdoor Participant Recreation Services
- w. Personal Service Shops
- x. Private Clubs
- y. Professional, Financial and Office Support Services
- z. Protective and Emergency Services
- aa. Public Library and Cultural Exhibits
- bb. Rapid Drive-through Vehicle Services
- cc. Recycling Depots
- dd. Religious Assembly
- ee. Residential Sales Centres
- ff. Restaurants
- gg. Second Hand Stores
- hh. Specialty Food Services
- ii. Spectator Entertainment Establishments
- jj. Veterinary Services
- kk. Warehouse Sales

4. Development Criteria

- a. The site layout shall be generally in accordance with the Site Plan attached as Appendix I.
- b. The maximum Floor Area Ratio shall be 1.0. The allowable Floor Area for the site shall be distributed among a number of separate buildings
- c. The maximum building Height for single-storey and two-storey buildings, as well as for vertical walls and architectural features such as tower elements, shall be as follows:
 - i. the maximum Height for buildings A, B, C, D, E and H shall not exceed one storey nor an overall Height of 6.5 m (21.3 ft.), measured from grade to the uppermost limit of the roof, excluding architectural features and towers;
 - ii. notwithstanding (c)(i) above, the maximum Height for single-storey buildings measured at the building wall facing the interior of the site shall be 7.5 m (24.6 ft.), provided the additional Height is used to provide a covered arcade;
 - iii. the maximum Height for buildings F, G and I shall not exceed two storeys nor an overall Height of 10 m (32.8 ft.) measured from grade to the uppermost limit of the roof, excluding architectural features and towers; and

- iv. the maximum Height of architectural features and tower elements measured from grade to the uppermost limit of the architectural feature shall not exceed 8.5 m (27.9 ft.) and 11 m (36.1 ft.) respectively for single-storey buildings, and 13 m (42.7 ft.) and 16 m (52.5 ft.) respectively for two-storey buildings. Notwithstanding the foregoing, the Development Officer may allow an architectural feature for single-storey buildings to be up to a maximum Height of 16 m (52.5 ft.), having regard to maintaining harmony between the architectural feature and the scale and architectural character of the building where it is located
- d. Building Setbacks for the District shall be as follows:
 - i. a minimum building Setback of 14 m (45.9 ft.) shall be provided from the property line adjacent to Manning Drive Southbound and 137 Avenue. At the discretion of the Development Officer, this Setback requirement may be reduced to a minimum of 7.5 m (24.6 ft.) for developments having a gross Floor Area of less than 1,000 m² (10,765 sq. ft.) and a Height less than 6 m (19.7 ft.), and where landscaping and building treatments minimize the perception of massing and create a high standard of building appearance. This minimum Setback of 7.5 m (24.6 ft.) shall apply to a Gas Bar, canopies and pump islands;
 - ii. a minimum building Setback of 11 m (36.1 ft.) shall be required for all single-storey buildings adjacent to the northwest property line. A minimum building Setback of 7 m (23.0 ft.) shall be required for all single-storey buildings adjacent to the west property line, immediately north of 137 Avenue; and
 - iii. a minimum building Setback of 16 m (52.5 ft.) shall be required for any second-storey element in buildings F, G and I, adjacent to the northwest property line, with the exception that the corners of buildings I and F shall be permitted a minimum Setback of 7 m (23.0 ft.).
- e. A landscaped Yard a minimum of 7.5 m (24.6 ft.) in width shall be provided adjacent to the west and northwest property lines. The landscape treatment for this Yard shall include four mature deciduous trees, a minimum calliper of 6 cm (2.4 in.), and four coniferous trees, a minimum of 3.0 m (9.8 ft.) in Height, along with a minimum of 20 shrubs for each 35 m (114.8 ft.) of lineal Yard. The landscaping shall also include a continuous berm 2 m (6.6 ft.) in Height, centred on the property line. A 1.8 m (5.9 ft.) high solid screen fence shall be located on top of the berm. The berm, landscaping and fencing shall be completed in their entirety, prior to or concurrently with the first phase of development.
- f. A landscaped Yard, a minimum of 7.5 m (24.6 ft.) in width, shall be provided adjacent to the south property line (137 Avenue). Landscaping shall consist of groupings of deciduous trees, a minimum calliper of 6 cm (2.4 in.) and coniferous trees, a minimum Height of 3 m (9.8 ft.). These groupings shall consist of a minimum of five deciduous trees, three coniferous trees and 20 shrubs for each 35 m (114.8 ft.) of lineal frontage. A continuous screen, an average of 0.75 m in Height shall be provided within this Yard through a combination of berming and shrub planting
- g. A landscaped Yard, a minimum of 7.5 m (24.6 ft.) in width, shall be provided adjacent to the east property line (Manning Drive) and a landscaped Yard a minimum of 6.0 m (19.7 ft.) in width shall be provided adjacent to the northeast property line (50A Street). Landscaping treatment therein shall consist of a mixture of coniferous and deciduous trees and shrubs grouped in clusters. Deciduous trees shall be a minimum calliper of 6 cm (2.4 in.) and coniferous trees shall be a minimum Height of 3 m

(9.8 ft.). These groupings shall consist of a minimum of five deciduous trees, three coniferous trees and 20 shrubs for each 35 m (114.8 ft.) of lineal frontage. A continuous screen, an average of 0.75 m in Height shall be provided within this Yard through a combination of berming and shrub planting.

h. Detailed landscaping plans shall be submitted with the initial Development Permit application for approval by the Development Officer, in compliance with the landscaping requirements specified by the Clauses of this District and as required by Section 69.3(2) of the Land use Bylaw 5996 , in effect on August 30, 1994 and the Major Commercial Corridor Overlay, Bylaw 9777 for the landscaping of parking areas to ensure a high standard of appearance and a sensitive transition to the surrounding land uses. To this end, landscaping shall be provided on the interior of the site to break up the appearance of large areas of parking, to visually define primary circulation aisles and to soften the appearance of buildings to the satisfaction of the Development Officer.

i. The Development Officer shall require, as a condition of approval, that the applicant provide an irrevocable letter of credit, in the amount of 100% of the established landscaping cost, the conditions of the security being:

- i. if the landscaping is not completed in accordance with the provisions of this District and the landscaping plan, within one growing season after the completion of the development, then the amount fixed shall be paid to the City, for its use to complete the landscaping;
- ii. the Development Officer shall not release the Landscaping Security until an inspection of the site has demonstrated that the landscaping has been appropriately installed, at which time 50% of the security shall be released; and
- iii. the Development Officer shall not release the remainder of the Landscaping Security until an inspection of the site has demonstrated that the landscaping has been well maintained and is in a healthy condition one growing season after completion of the landscaping, at which time 25% of the Security shall be released; and after two growing seasons, the remainder shall be released.

j. Loading, storage and trash collection areas shall be constructed and screened in a manner that is consistent with the overall design of the principal buildings and landscape theme and shall be located in a manner that minimizes direct views from adjacent public roadways to the satisfaction of the Development Officer and subject to the following provisions:

- i. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required Yard. Loading, trash collection and vehicle service areas shall be screened and shall be located to the rear of buildings A, G1 & G2 and I adjacent to the northwest property line or within the associated building Setback. Storage, loading and trash collection areas situated behind buildings F and H must be enclosed or concealed behind solid walls in a manner that minimizes any visual, noise and nuisance impacts, to the satisfaction of the Development Officer. The Development Officer may request the applicant to supply information from a qualified engineer regarding the anticipated noise impacts; and
- ii. loading, storage and trash collection areas shall be constructed and screened in a manner that is consistent with the overall design of the principal buildings and landscape theme, and shall be located in a manner that minimizes direct views from adjacent public roadways.

k. Development shall be in accordance with the following architectural guidelines, generally as illustrated in Appendix I:

- i. the design of the project shall establish a common architectural theme or period architecture and the principal design elements, finishing materials, colours and roof styles shall be applied to each building with minor variations, unless the function of an individual business dictates a specific style or image associated with a company. In such instances, development shall maintain harmony in terms of overall project design and appearance;
- ii. the design of the project shall include the use of parapet details or sloped roof elements;
- iii. all exterior finishing materials must be of good quality, durable and attractive in appearance, and the exposed faces of all buildings on the site shall have harmonious exterior finishing materials having regard to the objective of ensuring a high standard of appearance appropriate to the entrance location of this site;
- iv. on-site security and building lighting must be situated and designed such that the illumination is directed downwards and no direct rays of light are directed outward from the site into adjacent residential properties;
- v. all mechanical equipment on the roof of any building shall be concealed by screening in a manner compatible with the architectural character of the buildings, or connected by incorporating it within the building roof; and
- vi. any buildings with a single wall exceeding 30 m (98.4 ft.) in length shall comply with the following guidelines:
 - A. the roofline and building facade shall include design elements and variations that reduce the perceived mass of the building and add architectural interest; and
 - B. the provision of shrubs and mature trees adjacent to building walls to minimize the perceived mass of the building and create visual interest.

l. Signs shall be allowed in accordance with Sign Schedule 79D of the Land Use Bylaw and subject to the provision of a comprehensive Sign Design Plan and Schedule consistent with the overall intent of Section 79D for each phase of the development to be approved by the Development Officer. Individual business identification signs located on the facade shall be similar as to proportion, construction materials and placement. The design and placement and scale of the sign shall be to the satisfaction of the Development Officer so as to ensure that signage does not detract from the overall appearance of the development and that signage is not obtrusive. Signage shall also comply with the following provisions:

- i. no permanent or temporary sign shall be allowed above the roof line, except if incorporated into an architectural feature such as tower elements, cupolas or steeples and the sign is limited to a logogram;
- ii. no business identification signage shall be permitted on building walls adjacent to the northwest and west property lines or building walls adjacent to the RA7 District on 50A Street; and

- iii. freestanding signs shall be designed and finished in a manner that is consistent with the architectural character of the principal buildings on the site
- m. Developments in this District shall be evaluated with respect to compliance with the General Development Regulations of Section 50 to 79 inclusive of the Land Use Bylaw 5996, in effect on August 30, 1994.
- n. The Development Officer may grant relaxations to the regulations contained in Sections 50 to 79 of the Land Use Bylaw 5996, in effect on August 30, 1994 and the provisions of this District if, in his opinion, such a variance would be in keeping with the General Purpose of the District and would not adversely affect the amenities, use and enjoyment of the neighbouring properties.

5. Additional Development Criteria for Specific Uses

- a. Gas Bars, Minor Service Stations, Rapid Drive-through Vehicle Services and Automotive and Equipment Repair Shops shall be developed in accordance with Section 82 of the Land Use Bylaw 5996, in effect on August 30, 1994 and the following criteria:
 - i. Gas Bars developed on Lot 54, Block 54, Plan 932 0637 shall be located on the southern portion of this lot;
 - ii. the design, finishing and siting of such developments, including orientation of gas pump islands and service bays, shall be to the satisfaction of the Development Officer having regard to achieving a consistent and compatible relationship with the overall design and finishing of the project, ensuring a high standard of appearance when viewed from adjacent public roadways, and minimizing traffic circulation conflicts both off and on site;
 - iii. that any canopy located over the gas pump islands shall be designed and finished in a manner consistent with the design and finishing of the principal building, with the overall Height and scale of the canopy to be to the satisfaction of the Development Officer, such that the canopy is not obtrusive and that the maximum Height of the underside of the canopy above grade does not exceed 4.3 m (14.1 ft.) and the overall Height of the canopy does not exceed 6 m (19.7 ft.);
 - iv. notwithstanding the above, the maximum Height of the underside of the canopy above grade may be increased but shall not exceed 4.9m (16 ft.) for a canopy over gas pump islands located on Lot 54, Block 54, Plan 932 0637;
 - v. the lighting of the canopy over gas pump islands on Lot 54, Block 54, Plan 932 0637 shall be designed to minimize glare and the spread of light into any neighbouring residential properties;
 - vi. all activities and mechanical equipment associated with carwash operations shall be located within an enclosed building; and
 - vii. all activities and mechanical equipment associated with an Automotive and Equipment and Repair Shops shall be located within an enclosed building and be limited to vehicles with a maximum weight of 2,500 kg (5,510 lbs.).
- b. Drive-in Food Services shall be developed in accordance with Section 82 of the Land Use Bylaw 5996, in effect on August 30, 1994. The location of any accessory food pick-up window and circulation shall be provided to the satisfaction of the Development Officer in consultation with the General

Manager of the Subdivision and Development Coordination. Landscape treatments and screening of drive aisles and parking shall be incorporated into the drive-in layout to the satisfaction of the Development Officer

- c. Indoor Participant Recreation Services shall be limited to athletic clubs, health and fitness clubs, bowling alleys and racquet clubs.
- d. Residential Sales Centres shall be developed in accordance with Section 95 of the Land Use Bylaw 5996, in effect on August 30, 1994.
- e. Outdoor Participant Recreation Services may be allowed as interim uses at the discretion of the Development Officer, having regard to minimizing impacts on adjacent residential land uses and ensuring a high standard of appearance appropriate to this site
- f. Recycling Depots shall be limited to a facility for the drop-off of bottles, cans, newspapers and other similar domestic goods, by individual households and shall be of a scale and location to the satisfaction of the Development Officer having regard for potential impacts on adjoining uses. All loading/unloading shall be to the satisfaction of the Development Officer and there shall be no outdoor storage.
- g. All activities associated with the operation of a Greenhouses, Plant Nurseries or Garden Centres shall take place within an enclosed building, except that an outdoor display area for trees and shrubs shall be permitted with a maximum area of 500 m² (5,382 sq. ft.).
- h. Child Care Services shall be developed in accordance with Section 93 of the Land Use Bylaw 5996, in effect on August 30, 1994 and shall be located such that direct access at grade can be provided to an outdoor play area. The outdoor play area which shall be approved by the Development Officer in consultation with the General Manager of Community Services, shall be located away from vehicular-oriented uses and from parking and loading areas on the site and shall be enclosed by building walls or a screen fence, a minimum of 1.8 m (5.9 ft.) high.
- i. Protective and Emergency Services shall be limited to a facility for the provision of ambulance, police and fire safety services. Training facilities shall be excluded.
- j. Minor Amusement Establishments shall be allowed only where included as a component of a Convenience Retail Store, located within Buildings B, C, D or E, or a Specialty Food Service or Restaurant and such that there is no separate, direct exterior access to the Specialty Food Service or Restaurant.
- k. All activities associated with Equipment Rentals shall take place within an enclosed building and there shall be not outdoor storage
- l. Household Repair Services and Limited Contractor Services shall be limited to front access only for the receiving of goods and materials. No outdoor storage shall be permitted.
- m. Second Hand Stores shall be limited to a maximum Floor Area of 275 m² (2,960 sq. ft.).
- n. Convenience Vehicle Rentals shall be limited to the provision of an office, equipment storage space and vehicular parking stalls. Minor automotive servicing and cleaning must be performed in an enclosed building. The maximum number of vehicles permitted on site shall not exceed 15.

- o. Restaurants shall be located in buildings B, C, D or E only and shall exclude establishments having a primary use of dancing or cabaret entertainment.
- p. Automotive and Minor Recreation Vehicle Sales/Rentals shall be limited to new car sales only and shall comply with the following criteria:
 - i. no ancillary vehicle repair or maintenance activities shall be permitted, except routine washing and dealer preparation;
 - ii. the primary sales operations shall take place within an enclosed showroom which shall not exceed a maximum Floor Area of 930 m² (10,000 sq. ft.);
 - iii. a maximum of 20 vehicles may be displayed for sale or demonstration purposes in an outdoor display area; and
 - iv. lighting for the display area shall be mounted on lamp standards and be of a scale and intensity consistent with that utilized for the surrounding parking lot. No exposed bulbs or strings of lights shall be used.
- q. Convenience Retail Stores which primarily sell convenience food or groceries shall be located within Buildings B, C, D or E only and shall be limited to a maximum Floor Area of 275 m² (2,960 sq. ft.).
- r. Private Clubs shall be located in buildings B, C, D or E only
- s. Liquor Stores will be developed in accordance with Section 98 of the Land Use Bylaw 5996, in effect on August 30, 1994.
- t. The following regulations shall apply to Cannabis Retail Sales:
 - i. Cannabis Retail Sales shall only be permitted within the area identified as Area B in Schedule A attached hereto and forming part of this DC2 Provision.
 - ii. Any Cannabis Retail Sales shall not be located less than 200 m from any other Cannabis Retail Sales. For the purposes of this subsection only:
 - A. the 200 m separation distance shall be measured from the closest point of the Cannabis Retail Sales Use to the closest point of any other approved Cannabis Retail Sales Use;
 - B. A Development Officer shall not grant a variance to reduce the separation distance by more than 20 m in compliance with Section 11 of the Edmonton Zoning Bylaw 12800; and
 - iii. Any Site containing Cannabis Retail Sales shall not be located less than:
 - A. 200 m from any Site being used for a public library, at the time of the application for the Development Permit for the Cannabis Retail Sales; and
 - B. 100 m from any Site being used for Community Recreation Services Use, a community recreation facility or as public lands at the time of application for the Development Permit for the Cannabis Retail Sales.
 - iv. For the purposes of subsection (t) iii:

- a. separation distances shall be measured from the closest point of the subject Site boundary to the closest point of another Site boundary, and shall not be measured from Zone boundaries or from the edges of structures;
- b. the term “public library” is limited to the collection of literary, artistic, musical and similar reference materials and learning resources in the form of books, electronic files, computers, manuscripts, recordings and films for public use, and does not include private libraries, museums or art galleries.
- c. the term “community recreation facilities” means indoor municipal facilities used primarily by members of the public to participate in recreational activities conducted at the facilities, as per the Municipal Government Act; and
- d. the term "public lands" is limited to Sites zoned AP, and Sites zoned A.
- v. Subsection 105(3) of the *Gaming, Liquor and Cannabis Regulation*, is expressly varied by the following:
 - a. any Site containing a Cannabis Retail Sales shall not be located less than:

Public or private education

- i. 200 m from a Site being used for public or private education, at the time of the application for the Development Permit for the Cannabis Retail Sales;

Provincial health care facility

- ii. 100 m from a Site being used for a provincial health care facility at the time of the application for the Development Permit for the Cannabis Retail Sales; and

School reserve or municipal and school reserve

- iii. 100 m from a Site designated as school reserve or municipal and school reserve at the time of the application for the Development Permit for the Cannabis Retail Sales.

Measurement of Separation Distances

- b. For the purposes of subsection (t)(v)(a), separation distances shall be measured from the closest point of the subject Site boundary to the closest point of another Site boundary and shall not be measured from Zone boundaries or from the edges of structures.

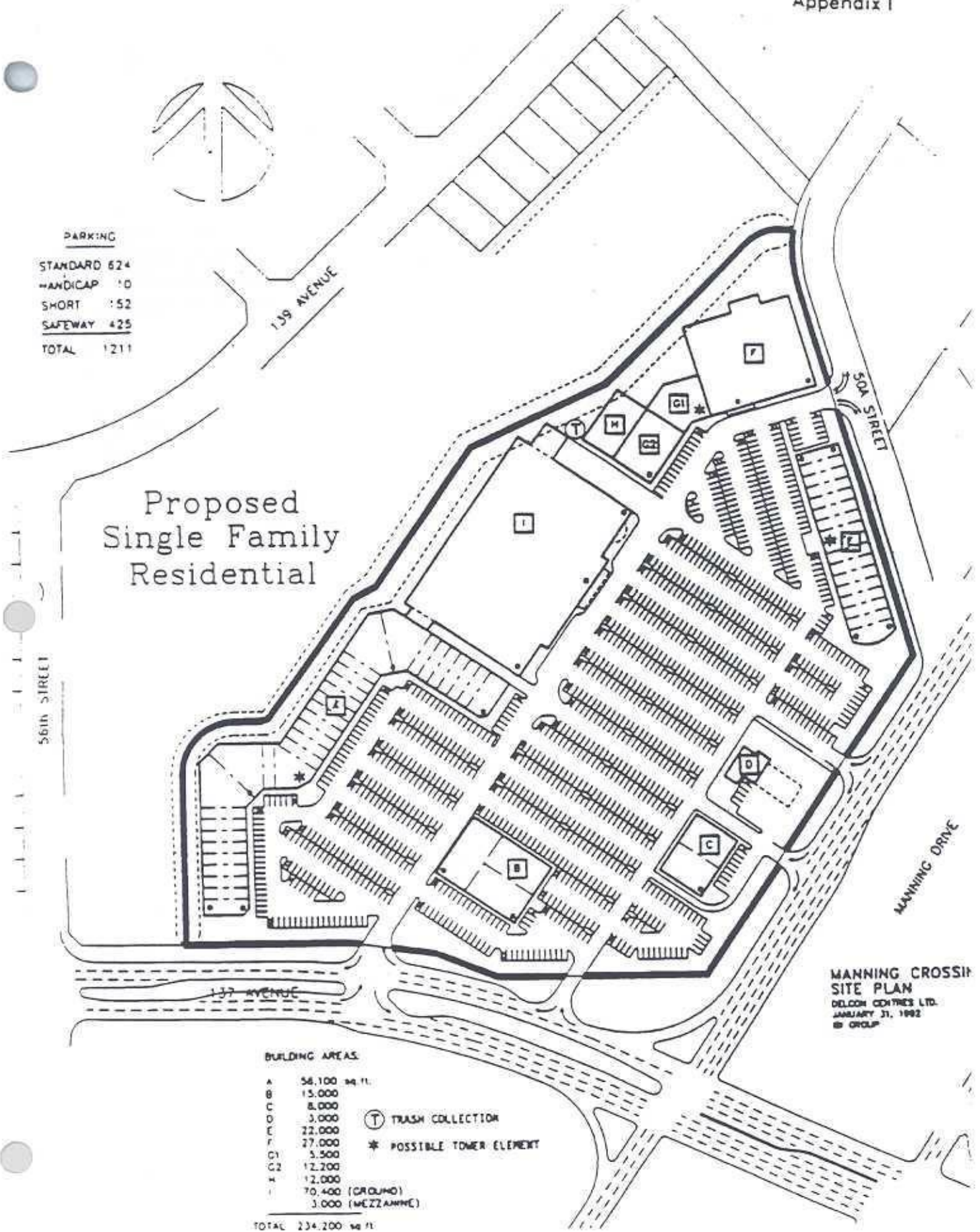
Sites Greater than Two Hectares

- c. For Sites that are greater than 2.0 ha in size and that do not contain a public library at the time of application for the Development Permit for the Cannabis Retail Sales:
 - i. Subsection (t)(iii) and (t)(y)(a) shall not apply; and
 - ii. the distances referred to in Subsection 105(3) of the *Gaming, Liquor and Cannabis Regulation* shall be expressly varied to 0 m.

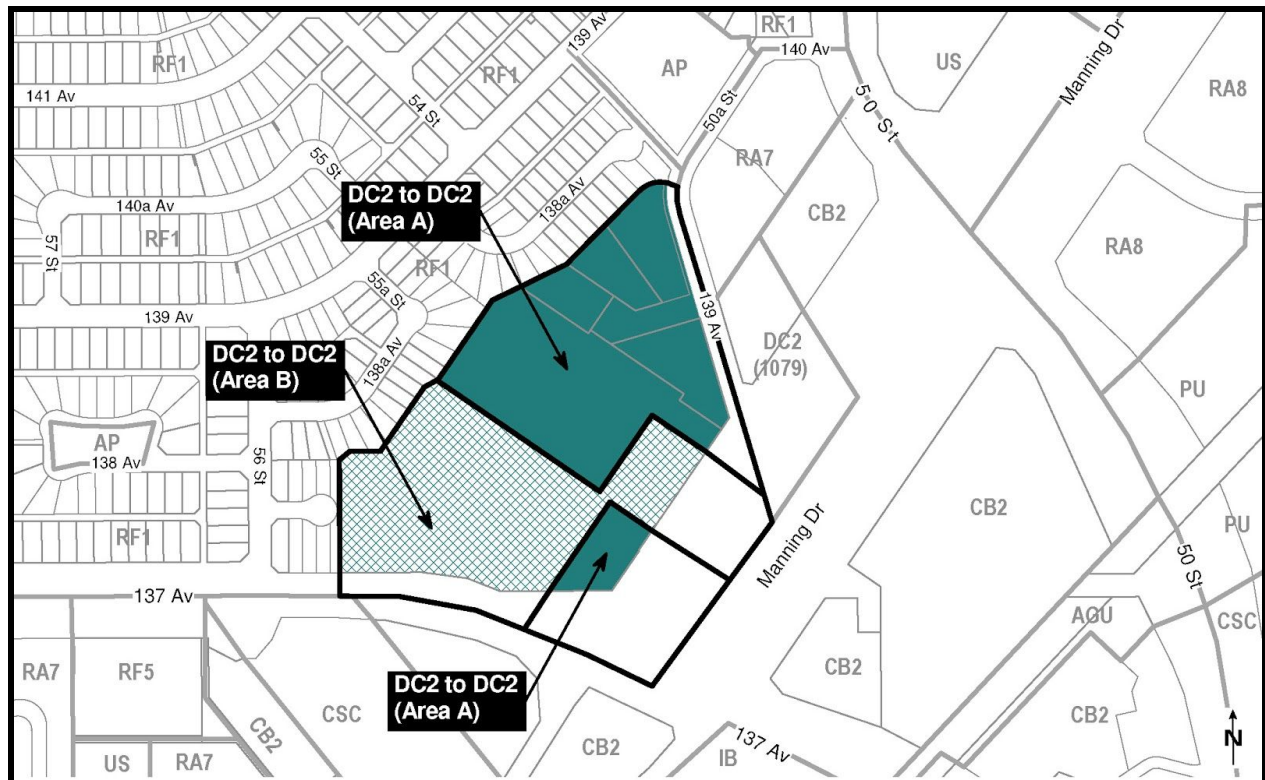
- d. For the purposes of subsection (t)(v)(a)(i), the term "public or private education" means a school as defined in subsection (1)(y)(i) and (1)(y)(ii) of the *School Act (as amended from time to time)*.

Design Requirements

- v.i. Cannabis Retail Sales shall include design elements that readily allow for natural surveillance to promote a safe urban environment, where applicable and to the satisfaction of the Development Officer, including the following requirements:
- a. customer access to the store is limited to a storefront that is visible from the street other than a Lane, or a shopping centre parking lot, or mall access that allows visibility from the interior of the mall into the store;
 - b. the exterior of all stores shall have ample transparency from the street;
 - c. Any outdoor lighting shall be designed to ensure a well-lit environment for pedestrians and illumination of the property; and
 - d. Landscaping shall be low-growing shrubs or deciduous trees with a high canopy at maturity to maintain natural surveillance.



100, 350, 440, 500, 600, 600C, 620 & 640 - MANNING CROSSING NW



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

- allows for an expanded mix of retail, general commercial and office uses that are compatible with the surrounding neighbourhood;
- it provides a high standard of building appearance appropriate for its location and serves as a buffer between Manning Freeway and the residential uses to the northwest; and
- is in alignment with the York Neighbourhood Area Structure Plan.

Report Summary

This rezoning was submitted by WSP Canada on December 2, 2020 on behalf of one of the landowners, Skyline Retail Real Estate Holdings Inc. This application proposes to change the subject area from (DC2.558) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision. It is the applicant's intent to add Cannabis Retail Sales to the list of uses in Area B in Schedule A of the proposed Provision.

The proposed DC2 Provision is in alignment with the commercial / office designation prescribed to the site in the York Neighbourhood Area Structure Plan (NASP) and meets the objective to maintain low intensity office and personal services uses, so that development in the area will be compatible with the abutting low rise apartment development.

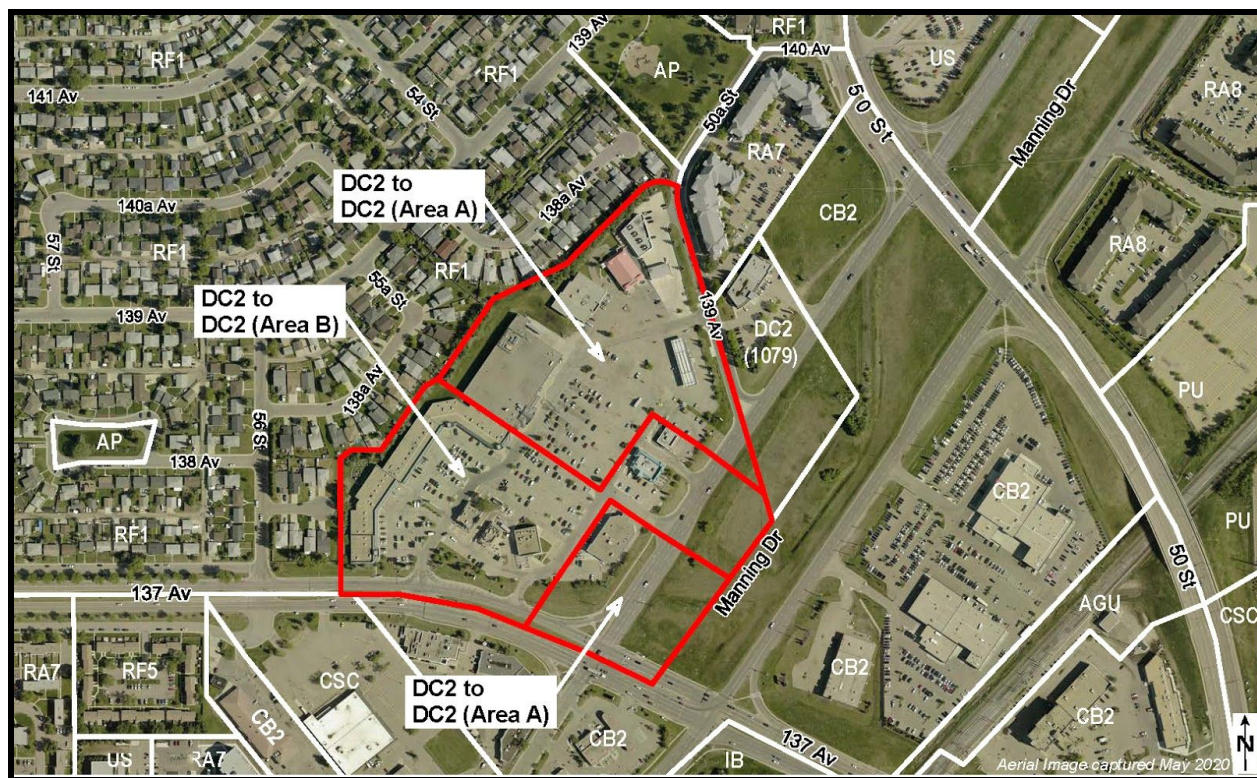
This proposal is in alignment with the applicable policies of The CityPlan (MDP) by adding additional development opportunities to a Major Node (Clareview).

The Application

Charter Bylaw 19652 proposes to rezone the site from (DC2.558) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision. If approved, the proposed DC2 Provision would allow for retail, general commercial, office uses and the added addition of Cannabis Retail Sales to the area and ensure the proposed development is compatible with adjacent residential uses and achieve a high standard of building appearance. As part of this application, a number of administrative updates are included to bring the uses and regulations in line with the Zoning Bylaw.

Site and Surrounding Area

The site is located north of 137 Avenue NW and west of Manning Drive NW and is currently developed with a mix of commercial and office uses.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC2.558) Site Specific Development Control Provision	Commercial Plaza
CONTEXT		
North	(RF1) Single Detached Residential Zone	Single Detached Housing
East	(CB2) General Business Zone	Automotive Sales
South	(CB2) General Business Zone	Commercial Plaza / Gas Bar
West	((RF1) Single Detached Residential Zone	Single Detached Housing

Planning Analysis

The application proposes to rezone the site from (DC2.558) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision. It is the applicant's intent to add Cannabis Retail Sales to the list of uses in Area B in Schedule A of the proposed Provision. The site's development as part of a larger commercial area and location on two major arterial roads, makes the additional use and related administrative updates appropriate for this site.

PLANS IN EFFECT

The proposed DC2 Provision conforms to the York Neighbourhood Area Structure Plan (NASP) and meets the objective to maintain low intensity office and personal services uses, so that development in the area will be compatible with the abutting low rise apartment development.

CITYPlan ALIGNMENT

This proposal is in alignment with the applicable policies of The City Plan (MDP) by adding additional development opportunities to a Major Node (Clareview). In addition the proposed development meets the goal of The City Plan to facilitate redevelopment and intensification of commercial lands in established non-residential areas supported by mass transit.

Technical Review

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

Community Engagement

ADVANCE NOTICE January 22, 2021	<ul style="list-style-type: none">• Number of recipients: 82• Adjacent land owner requested further clarification on the proposed rezoning.
WEBPAGE	<ul style="list-style-type: none">• https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/york-planning-applications.aspx

Conclusion

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

APPENDICES

- 1 DC2 Track Changes
- 2 Context Map
- 3 Application Summary

~~Proposed amendment to DC2.558~~

(DC2) Site Specific Development Control Provision

(DC2) Site Specific Development Control Provision

1. General Purpose

To establish a Site Specific Development Control District for retail, general commercial and office uses with specific site development criteria that will ensure a compatible relationship with the adjacent residential uses and achieve a high standard of building appearance appropriate to the location of this site.

2. Area of Application

This provision shall apply to Lot 52A, Block 54, Plan 9522940; Lot 55, Block 54, Plan 9320642; Lot 57, Block 54, Plan 0121102; Lot 53, Block 54, Plan 9320637; & Units 1-3, Plan 0121108, ~~York. The District shall apply to Lot 52A, Block 54, Plan 952 2940; Lot 53, Block 54, Plan 932 0637; Lot 54, Block 54, Plan 932 0637; Lot 55, Block 54, Plan 932 0642; York~~

3. Uses

- a. Automotive and Minor Recreation Vehicle Sales/Rentals
- b. ~~Media Studios~~ Broadcasting and Motion Picture Studios
- c. Business Support Services
- d. Cannabis Retail Sales
- e. Commercial Schools
- f. Convenience Retail Stores
- g. Convenience Vehicle Rentals

~~Custom Manufacturing~~

- h. ~~Daytime~~ Child Care Services
- i. Drive-in Food Services
- j. Equipment Rentals
- k. Gas Bars
- l. General Retail Stores
- m. Government Services
- n. Greenhouses, ~~and~~ Plant Nurseries and Garden Centres
- o. Health Services

- p. Household Repair Services
- q. ~~Indoor and Outdoor~~ Participant Recreation Services
- r. Limited Contractor Services
- s. ~~Liquor Stores~~ ~~Major Alcohol Sales~~
~~Major and Minor Eating and Drinking Establishments~~
~~Minor Alcohol Sales~~
- t. Minor Amusement Establishments ~~ff~~
- u. ~~Minor Secondhand Stor~~
- u. Minor Service Stations
 - v. ~~Outdoor Participant Recreation Services~~
 - w. ~~Minor Veterinary Services~~
- w. Personal Service Shops
- x. Private Clubs
- y. Professional, Financial and Office Support Services
- . ~~Professional Offices~~
- z. Protective and Emergency Services
- aa. Public Library and Cultural Exhibits
- ~~bb~~ff. Rapid Drive-through Vehicle Services
- ~~cc~~gg. Recycling Depots
- ~~dd~~hh. Religious Assembly
- ~~ee~~ii. Residential Sales Centres
- ff. Restaurants
- ~~gg~~. ~~jj~~. Secondhand Stores
- hh. Specialty Food Services
- ii. Spectator Entertainment Establishments
- jj. Veterinary Services
- ~~kk~~.kk. Warehouse Sales

4. Development Criteria

- a. The site layout shall be generally in accordance with the Site Plan attached as Appendix I.

b. The maximum Floor Area Ratio shall be 1.0. The allowable Floor Area for the site shall be distributed among a number of separate buildings.

c. The maximum building Height for single-storey and two-storey buildings, as well as for vertical walls and architectural features such as tower elements, shall be as follows:

- i. the maximum Height for buildings A, B, C, D, E and H shall not exceed one Storey nor an overall Height of 6.5 m (21.3 ft.), measured from grade to the uppermost limit of the roof, excluding architectural features and towers;
- ii. notwithstanding (c)(i) above, the maximum Height for single-storey buildings measured at the building wall facing the interior of the Site shall be 7.5 m (24.6 ft.), provided the additional Height is used to provide a covered arcade;
- iii. the maximum Height for buildings F, G and I shall not exceed two storeys nor an overall Height of 10 m (32.8 ft.) measured from grade to the uppermost limit of the roof, excluding architectural features and towers; and
- iv. the maximum Height of architectural features and tower elements measured from grade to the uppermost limit of the architectural feature shall not exceed 8.5 m (27.9 ft.) and 11 m (36.1 ft.) respectively for single-storey buildings, and 13 m (42.7 ft.) and 16 m (52.5 ft.) respectively for two-storey buildings. Notwithstanding the foregoing, the Development Officer may allow an architectural feature for single-storey buildings to be up to a maximum Height of 16 m (52.5 ft.), having regard to maintaining harmony between the architectural feature and the scale and architectural character of the building where it is located

d. Building Setbacks for the District shall be as follows:

- i. a minimum building Setback of 14 m (45.9 ft.) shall be provided from the property line adjacent to Manning Drive Southbound and 137 Avenue. At the discretion of the Development Officer, this Setback requirement may be reduced to a minimum of 7.5 m (24.6 ft.) for developments having a gross Floor Area of less than 1,000 m² (10,765 sq. ft.) and a Height less than 6 m (19.7 ft.), and where landscaping and building treatments minimize the perception of massing and create a high standard of building appearance. This minimum Setback of 7.5 m (24.6 ft.) shall apply to a Gas Bar, canopies and pump islands;
 - ii. a minimum building Setback of 11 m (36.1 ft.) shall be required for all single-storey buildings adjacent to the northwest property line. A minimum building Setback of 7 m (23.0 ft.) shall be required for all single-storey buildings adjacent to the west property line, immediately north of 137 Avenue; and
 - iii. a minimum building Setback of 16 m (52.5 ft.) shall be required for any second-storey element in buildings F, G and I, adjacent to the northwest property line, with the exception that the corners of buildings I and F shall be permitted a minimum Setback of 7 m (23.0 ft.).
- e. A landscaped Yard a minimum of 7.5 m (24.6 ft.) in width shall be provided adjacent to the west and northwest property lines. The landscape treatment for this Yard shall include four mature deciduous trees, a minimum calliper of 6 cm (2.4 in.), and four coniferous trees, a minimum of 3.0 m (9.8 ft.) in Height, along with a minimum of 20 shrubs for each 35 m (114.8 ft.) of lineal

Yard. The landscaping shall also include a continuous berm 2 m (6.6 ft.) in Height, centred on the property line. A 1.8 m (5.9 ft.) high solid screen fence shall be located on top of the berm. The berm, landscaping and fencing shall be completed in their entirety, prior to or concurrently with the first phase of development.

- f. A landscaped Yard, a minimum of 7.5 m (24.6 ft.) in width, shall be provided adjacent to the south property line (137 Avenue). Landscaping shall consist of groupings of deciduous trees, a minimum calliper of 6 cm (2.4 in.) and coniferous trees, a minimum Height of 3 m (9.8 ft.). These groupings shall consist of a minimum of five deciduous trees, three coniferous trees and 20 shrubs for each 35 m (114.8 ft.) of lineal frontage. A continuous screen, an average of 0.75 m in Height shall be provided within this Yard through a combination of berming and shrub planting
- g. A landscaped Yard, a minimum of 7.5 m (24.6 ft.) in width, shall be provided adjacent to the east property line (Manning Drive) and a landscaped Yard a minimum of 6.0 m (19.7 ft.) in width shall be provided adjacent to the northeast property line (50A Street). Landscaping treatment therein shall consist of a mixture of coniferous and deciduous trees and shrubs grouped in clusters. Deciduous trees shall be a minimum calliper of 6 cm (2.4 in.) and coniferous trees shall be a minimum Height of 3 m (9.8 ft.). These groupings shall consist of a minimum of five deciduous trees, three coniferous trees and 20 shrubs for each 35 m (114.8 ft.) of lineal frontage. A continuous screen, an average of 0.75 m in Height shall be provided within this Yard through a combination of berming and shrub planting.
- h. Detailed landscaping plans shall be submitted with the initial Development Permit application for approval by the Development Officer, in compliance with the landscaping requirements specified by the Clauses of this District and as required by Section 69.3(2) of the Land use Bylaw 5996, in effect on August 30, 1994 and the Major Commercial Corridor Overlay, Bylaw 9777 for the landscaping of parking areas to ensure a high standard of appearance and a sensitive transition to the surrounding land uses. To this end, landscaping shall be provided on the interior of the site to break up the appearance of large areas of parking, to visually define primary circulation aisles and to soften the appearance of buildings to the satisfaction of the Development Officer.
- i. The Development Officer shall require, as a condition of approval, that the applicant provide an irrevocable letter of credit, in the amount of 100% of the established landscaping cost, the conditions of the security being:
 - i. if the landscaping is not completed in accordance with the provisions of this District and the landscaping plan, within one growing season after the completion of the development, then the amount fixed shall be paid to the City, for its use to complete the landscaping;
 - ii. the Development Officer shall not release the Landscaping Security until an inspection of the site has demonstrated that the landscaping has been appropriately installed, at which time 50% of the security shall be released; and
 - iii. the Development Officer shall not release the remainder of the Landscaping Security until an inspection of the site has demonstrated that the landscaping has been well maintained and is in a healthy condition one growing season after completion of the landscaping, at which time 25%

of the Security shall be released; and after two growing seasons, the remainder shall be released.

j. Loading, storage and trash collection areas shall be constructed and screened in a manner that is consistent with the overall design of the principal buildings and landscape theme and shall be located in a manner that minimizes direct views from adjacent public roadways to the satisfaction of the Development Officer and subject to the following provisions:

i. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required Yard. Loading, trash collection and vehicle service areas shall be screened and shall be located to the rear of buildings A, G1 and G2 adjacent to the northwest property line or within the associated building Setback. Storage, loading and trash collection areas situated behind buildings F and H must be enclosed or concealed behind solid walls in a manner that minimizes any visual, noise and nuisance impacts, to the satisfaction of the Development Officer. The Development Officer may request the applicant to supply information from a qualified engineer regarding the anticipated noise impacts; and

ii. loading, storage and trash collection areas shall be constructed and screened in a manner that is consistent with the overall design of the principal buildings and landscape theme, and shall be located in a manner that minimizes direct views from adjacent public roadways.

~~the satisfaction of the Development Officer and subject to the following provisions:~~

~~i. no parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required Yard. Loading, trash collection and service areas shall be screened toing, loading, storage, trash collection or vehicle service areas shall be located to the rear of buildings A, G and I adjacent to the northwest property line or within the associated building Setback. Storage, loading and trash collection areas situated behind buildings F and H must be enclosed or concealed behind solid walls in a manner that minimizes any visual, noise and nuisance impacts, to the satisfaction of the Development Officer, The Development Officer may request the applicant to supply information from a qualified engineer in regard to the anticipated noise impacts, and~~

~~loading, storage and trash collection areas shall be constructed and screened in a manner that is consistent with the overall design of the principal buildings and landscape theme, and shall be located in a manner that minimizes direct views from adjacent public roadways.~~

k. Development shall be in accordance with the following architectural guidelines, generally as illustrated in Appendix I:

- i. the design of the project shall establish a common architectural theme or period architecture and the principal design elements, finishing materials, colours and roof styles shall be applied to each building with minor variations, unless the function of an individual business dictates a specific style or image associated with a company. In such instances, development shall maintain harmony in terms of overall project design and appearance;
- ii. the design of the project shall include the use of parapet details or sloped roof elements;

- iii. all exterior finishing materials must be of good quality, durable and attractive in appearance, and the exposed faces of all buildings on the site shall have harmonious exterior finishing materials having regard to the objective of ensuring a high standard of appearance appropriate to the entrance location of this site;
- iv. on-site security and building lighting must be situated and designed such that the illumination is directed downwards and no direct rays of light are directed outward from the site into adjacent residential properties;
- v. all mechanical equipment on the roof of any building shall be concealed by screening in a manner compatible with the architectural character of the buildings, or connected by incorporating it within the building roof; and
- vi. any buildings with a single wall exceeding 30 m (98.4 ft.) in length shall comply with the following guidelines:
 - A. the roofline and building facade shall include design elements and variations that reduce the perceived mass of the building and add architectural interest; and
 - B. the provision of shrubs and mature trees adjacent to building walls to minimize the perceived mass of the building and create visual interest.
- l. Signs shall be allowed in accordance with Sign Schedule 79D of the Land Use Bylaw and subject to the provision of a comprehensive Sign Design Plan and Schedule consistent with the overall intent of Section 79D for each phase of the development to be approved by the Development Officer. Individual business identification signs located on the facade shall be similar as to proportion, construction materials and placement. The design and placement and scale of the sign shall be to the satisfaction of the Development Officer so as to ensure that signage does not detract from the overall appearance of the development and that signage is not obtrusive. Signage shall also comply with the following provisions:
 - i. no permanent or temporary sign shall be allowed above the roof line, except if incorporated into an architectural feature such as tower elements, cupolas or steeples and the sign is limited to a logogram;
 - ii. no business identification signage shall be permitted on building walls adjacent to the northwest and west property lines or building walls adjacent to the RA7 District on 50A Street; and
 - iii. freestanding signs shall be designed and finished in a manner that is consistent with the architectural character of the principal buildings on the site
- m. Developments in this District shall be evaluated with respect to compliance with the General Development Regulations of Section 50 to 79 inclusive of the Land Use Bylaw.
- n. The Development Officer may grant relaxations to the regulations contained in Sections 50 to 79 of the Land Use Bylaw 5996, in effect on August 30, 1994 and the provisions of this District if, in his opinion, such a variance would be in keeping with the General Purpose of the District and would not adversely affect the amenities, use and enjoyment of the neighbouring properties.

a. ~~Prior to the approval of a Development Permit for the first stage of development, the owner shall submit a Traffic Signal Assessment for the proposed all directional access at 137 Avenue, to the satisfaction of the Transportation and Streets Department. If a traffic signal is warranted by the assessment, the owner shall be required, as a condition of Development Permit approval, to pay the Transportation Department for the cost of the traffic signal.~~

5. Additional Development Criteria for Specific Uses

a. Gas Bars, Minor Service Stations, Rapid Drive-through Vehicle Services and Automotive and Equipment Repair Shops shall be developed in accordance with Section 82 of the Land Use Bylaw 9996, in effect on August 30, 1994 and the following criteria:

- i. Gas Bars developed on Lot 54, Block 54, Plan 932 0637 shall be located on the southern portion of this lot;
 - ii. the design, finishing and siting of such developments, including orientation of gas pump islands and service bays, shall be to the satisfaction of the Development Officer having regard to achieving a consistent and compatible relationship with the overall design and finishing of the project, ensuring a high standard of appearance when viewed from adjacent public roadways, and minimizing traffic circulation conflicts both off and on site;
 - iii. that any canopy located over the gas pump islands shall be designed and finished in a manner consistent with the design and finishing of the principal building, with the overall Height and scale of the canopy to be to the satisfaction of the Development Officer, such that the canopy is not obtrusive and that the maximum Height of the underside of the canopy above grade does not exceed 4.3 m (14.1 ft.) and the overall Height of the canopy does not exceed 6 m (19.7 ft.);
 - iv. notwithstanding the above, the maximum Height of the underside of the canopy above grade may be increased but shall not exceed 4.9m (16 ft.) for a canopy over gas pump islands located on Lot 54, Block 54, Plan 932 0637;
 - v. the lighting of the canopy over gas pump islands on Lot 54, Block 54, Plan 932 0637 shall be designed to minimize glare and the spread of light into any neighbouring residential properties;
 - vi. all activities and mechanical equipment associated with carwash operations shall be located within an enclosed building; and
 - vii. all activities and mechanical equipment associated with an Automotive and Equipment and Repair Shops shall be located within an enclosed building and be limited to vehicles with a maximum weight of 2,500 kg (5,510 lbs.).
- b. Drive-in Food Services shall be developed in accordance with Section 82 of the Land Use Bylaw 5996, in effect on August 30, 1994. The location of any accessory food pick-up window and circulation shall be provided to the satisfaction of the Development Officer in consultation with the General Manager of Subdivision and Development Coordination ~~the Transportation and Streets Department~~. Landscape treatments and screening of drive aisles and parking shall be incorporated into the drive-in layout to the satisfaction of the Development Officer.

- c. Indoor Participant Recreation Services shall be limited to athletic clubs, health and fitness clubs, bowling alleys and racquet clubs.
- d. Residential Sales Centres shall be developed in accordance with Section 95 of the Land Use Bylaw 5996, in effect on August 30, 1994.
- e. Outdoor Participant Recreation Services may be allowed as interim uses at the discretion of the Development Officer, having regard to minimizing impacts on adjacent residential land uses and ensuring a high standard of appearance appropriate to this site
- f. Recycling Depots shall be limited to a facility for the drop-off of bottles, cans, newspapers and other similar domestic goods, by individual households and shall be of a scale and location to the satisfaction of the Development Officer having regard for potential impacts on adjoining uses. All loading/unloading shall be to the satisfaction of the Development Officer and there shall be no outdoor storage.
- g. All activities associated with the operation of a Greenhouses, ~~or~~ Plant Nurseries or Garden Centres ~~may~~ shall take place within an enclosed building, except that an outdoor display area for trees and shrubs shall be permitted with a maximum area of 500 m² (5,382 sq. ft.).
- h. ~~Daytime~~ Child Care Services shall be developed in accordance with Section 93 of the Land Use Bylaw 5996, in effect on August 30, 1994 and shall be located such that direct access at grade can be provided to an outdoor play area. The outdoor play area which shall be approved by the Development Officer in consultation with the General Manager of Community Services, shall be located away from vehicular-oriented uses and from parking and loading areas on the site and shall be enclosed by building walls or a screen fence, a minimum of 1.8 m (5.9 ft.) high.
- i. Protective and Emergency Services shall be limited to a facility for the provision of ambulance, police and fire safety services. Training facilities shall be excluded.
- j. Minor Amusement Establishments shall be allowed only where included as a component of a Convenience Retail Store, located within Buildings B, C, D or E, or a Specialty Food Service or Restaurant ~~Major or Minor Eating and Drinking Establishment~~ and such that there is no separate, direct exterior access to the Specialty Food Service or Restaurant. ~~Minor Amusement Establishment.~~
- k. All activities associated with Equipment Rentals shall take place within an enclosed building and there shall be not outdoor storage
- l. Household Repair Services and Limited Contractor Services shall be limited to front access only for the receiving of goods and materials. No outdoor storage shall be permitted.
- m. ~~Minor~~ Second Hand Stores shall be limited to a maximum Floor Area of 275 m² (2,960 sq. ft.).
- n. Convenience Vehicle Rentals shall be limited to the provision of an office, equipment storage space and vehicular parking stalls. Minor automotive servicing and cleaning must be performed in an enclosed building. The maximum number of vehicles permitted on site shall not exceed 15.
- o. ~~Major Eating and Drinking Establishments~~ Restaurants shall be located in buildings B, C, D or E only and shall exclude establishments having a primary use of dancing or cabaret entertainment.

- p. Automotive and Minor Recreation Vehicle Sales/Rentals shall be limited to new car sales only and shall comply with the following criteria:
 - i. no ancillary vehicle repair or maintenance activities shall be permitted, except routine washing and dealer preparation;
 - ii. the primary sales operations shall take place within an enclosed showroom which shall not exceed a maximum Floor Area of 930 m² (10,000 sq. ft.);
 - iii. a maximum of 20 vehicles may be displayed for sale or demonstration purposes in an outdoor display area; and
 - iv. lighting for the display area shall be mounted on lamp standards and be of a scale and intensity consistent with that utilized for the surrounding parking lot. No exposed bulbs or strings of lights shall be used.
- q. Convenience Retail Stores which primarily sell convenience food or groceries shall be located within Buildings B, C, D or E only and shall be limited to a maximum Floor Area of 275 m² (2,960 sq. ft.).
- r. Private Clubs shall be located in buildings B, C, D or E only
- s. ~~Major and Minor Alcohol Sales~~ **Liquor Sales** will be developed in accordance with Section 98 of the Land Use Bylaw **5996, in effect on August 30, 1994.**
- t. **The following regulations shall apply to Cannabis Retail Sales:**
 - i. **Cannabis Retail Sales shall only be permitted within the area identified as Area B in Schedule A attached hereto and forming part of this DC2 Provision.**
 - ii. **Any Cannabis Retail Sales shall not be located less than 200 m from any other Cannabis Retail Sales. For the purposes of this subsection only:**
 - A. **the 200 m separation distance shall be measured from the closest point of the Cannabis Retail Sales Use to the closest point of any other approved Cannabis Retail Sales Use;**
 - B. **A Development Officer shall not grant a variance to reduce the separation distance by more than 20 m in compliance with Section 11 of the Edmonton Zoning Bylaw 12800; and**
 - C. **The issuance of a Development Permit which contains a variance to separation distance as described in (2)(b) shall be issued as a Class B Discretionary Development.**
 - iii. **Any Site containing Cannabis Retail Sales shall not be located less than:**
 - A. **200 m from any Site being used for a public library, at the time of the application for the Development Permit for the Cannabis Retail Sales; and**
 - B. **100 m from any Site being used for Community Recreation Services Use, a community recreation facility or as public lands at the time of application for the Development Permit for the Cannabis Retail Sales.**
 - iv. **For the purposes of subsection (t) iii:**

- A. separation distances shall be measured from the closest point of the subject Site boundary to the closest point of another Site boundary, and shall not be measured from Zone boundaries or from the edges of structures;
 - B. the term “public library” is limited to the collection of literary, artistic, musical and similar reference materials and learning resources in the form of books, electronic files, computers, manuscripts, recordings and films for public use, and does not include private libraries, museums or art galleries.
 - C. the term “community recreation facilities” means indoor municipal facilities used primarily by members of the public to participate in recreational activities conducted at the facilities, as per the Municipal Government Act; and
 - D. the term "public lands" is limited to Sites zoned AP, and Sites zoned A.
- v. Subsection 105(3) of the Gaming, Liquor and Cannabis Regulation, is expressly varied by the following:
- A. any Site containing a Cannabis Retail Sales shall not be located less than:
 - Public or private education
 - i. 200 m from a Site being used for public or private education, at the time of the application for the Development Permit for the Cannabis Retail Sales;
 - Provincial health care facility
 - ii. 100 m from a Site being used for a provincial health care facility at the time of the application for the Development Permit for the Cannabis Retail Sales; and
 - School reserve or municipal and school reserve
 - iii. 100 m from a Site designated as school reserve or municipal and school reserve at the time of the application for the Development Permit for the Cannabis Retail Sales.

Measurement of Separation Distances

- B. For the purposes of subsection (t)(v)(a), separation distances shall be measured from the closest point of the subject Site boundary to the closest point of another Site boundary and shall not be measured from Zone boundaries or from the edges of structures.

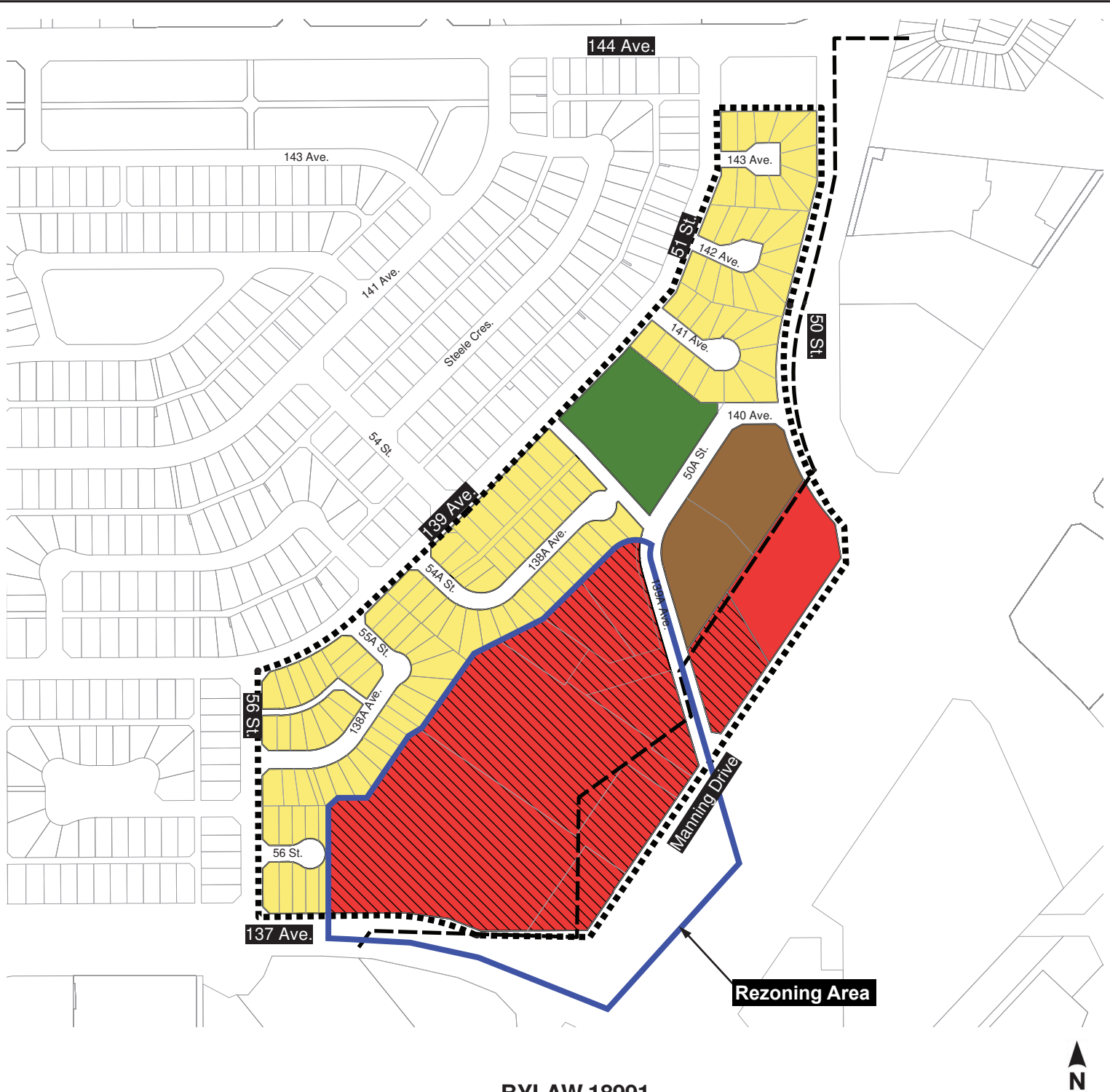
Sites Greater than Two Hectares

- C. For Sites that are greater than 2.0 ha in size and that do not contain a public library at the time of application for the Development Permit for the Cannabis Retail Sales:
 - i. Subsection(t)(iii), and (t)(v)(a) shall not apply; and
 - ii. the distances referred to in Subsection 105(3) of the Gaming, Liquor and Cannabis Regulation shall be expressly varied to 0 m.








- D. For the purposes of subsection (t)(v)(a)(i), the term "public or private education" means a school as defined in subsection (1)(y)(i) and (1)(y)(ii) of the School Act (as amended from time to time).

Design Requirements

- vi. Cannabis Retail Sales shall include design elements that readily allow for natural surveillance to promote a safe urban environment, where applicable and to the satisfaction of the Development Officer, including the following requirements:
 - A. customer access to the store is limited to a storefront that is visible from the street other than a Lane, or a shopping centre parking lot, or mall access that allows visibility from the interior of the mall into the store;
 - B. the exterior of all stores shall have ample transparency from the street;
 - C. Any outdoor lighting shall be designed to ensure a well-lit environment for pedestrians and illumination of the property; and
 - D. Landscaping shall be low-growing shrubs or deciduous trees with a high canopy at maturity to maintain natural surveillance.



BYLAW 18991
YORK
Neighbourhood Area Structure Plan
(as amended)

- | | | | |
|---|-----------------------------------|---|---|
|  | Single Family Residential |  | Park |
|  | Low Rise Apartment |  | Major Commercial Corridors Overlay Boundary |
|  | Commercial / Office Development |  | N.S.P. Boundary |
|  | Site Specific Development Control | | |

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed as shown on this map.

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19652
Location:	North of 137 Avenue NW and west of Manning Drive NW
Addresses:	100, 350, 440, 500, 600, 600C, 620 & 640 - Manning Crossing NW
Legal Descriptions:	Lot 52A, Block 54, Plan 9522940; Lot 55, Block 54, Plan 9320642; Lot 57, Block 54, Plan 0121102; Lot 53, Block 54, Plan 9320637; & Units 1-3, Condominium Plan 0121108;
Site Area:	7.32 ha
Neighbourhood:	York
Notified Community Organizations:	Belvedere Community League; Steel Heights Community Leagues; Area Council No. 17 Area Council; and Edmonton North District Area Council Area Council
Applicant:	WSP Canada

PLANNING FRAMEWORK

Current Zone:	(DC2.558) Site Specific Development Control Provision
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plan in Effect:	York Neighbourhood Area Structure Plan (NASP)
Historic Status:	None

Written By:	Luke Cormier
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination

Charter Bylaw 19666

To allow for a range low density residential housing, Desrochers

Purpose

Rezoning from RMD to RLD; located at 3150 and 3304 - 127 Street SW.

Readings

Charter Bylaw 19666 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Charter Bylaw 19666 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 1 and 10, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

This application proposes to rezone the site from (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone. The proposed RLD Zone will allow for a range of low density residential housing including zero lot line housing forms.

The proposed zoning conforms to the Desrochers Neighbourhood Area Structure Plan (NASP) which designates the site for low density residential uses.

All comments from civic departments and utility agencies have been addressed.

Public Engagement

An Advance Notice was sent to surrounding property owners and the Chappelle and Blackmud Creek Community Leagues on March 8, 2021. No responses were received.

Attachments

1. Charter Bylaw 19666
2. Administration Report

Charter Bylaw 19666

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3201

WHEREAS a portion of Lot D, Plan 1711MC and a portion of SE-13-51-25-4; located at 3304 - 127 Street SW and 3150 - 127 Street SW, Desrochers, Edmonton, Alberta, are specified on the Zoning Map as (RMD) Residential Mixed Dwelling Zone; and

WHEREAS an application was made to rezone the above described properties to (RLD) Residential Low Density Zone;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as a portion of Lot D, Plan 1711MC and a portion of SE-13-51-25-4; located at 3304 - 127 Street SW and 3150 - 127 Street SW, Desrochers, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule “A”, from (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone.

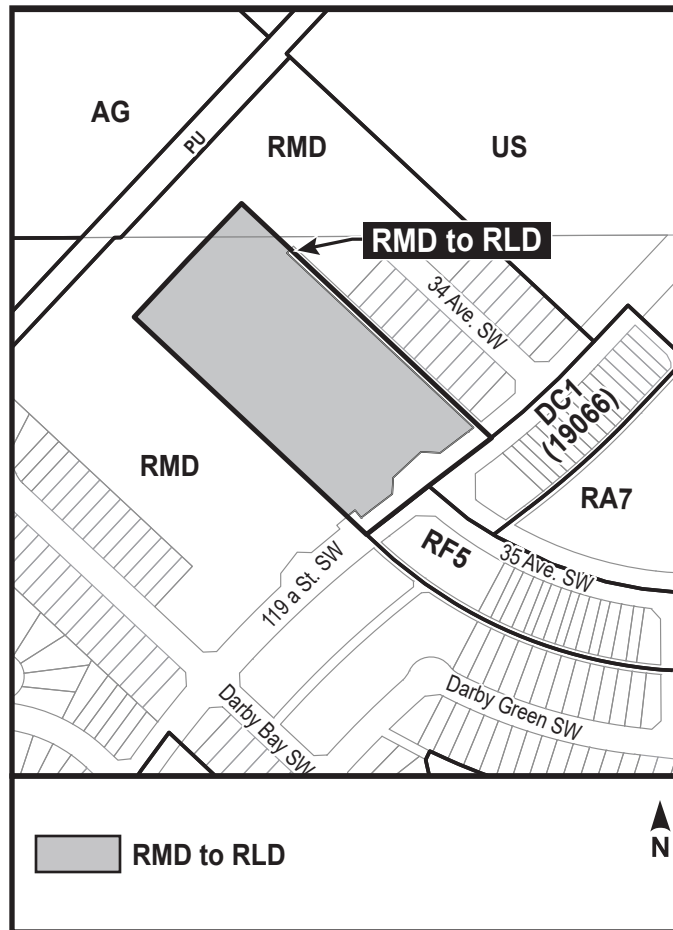
READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 19666

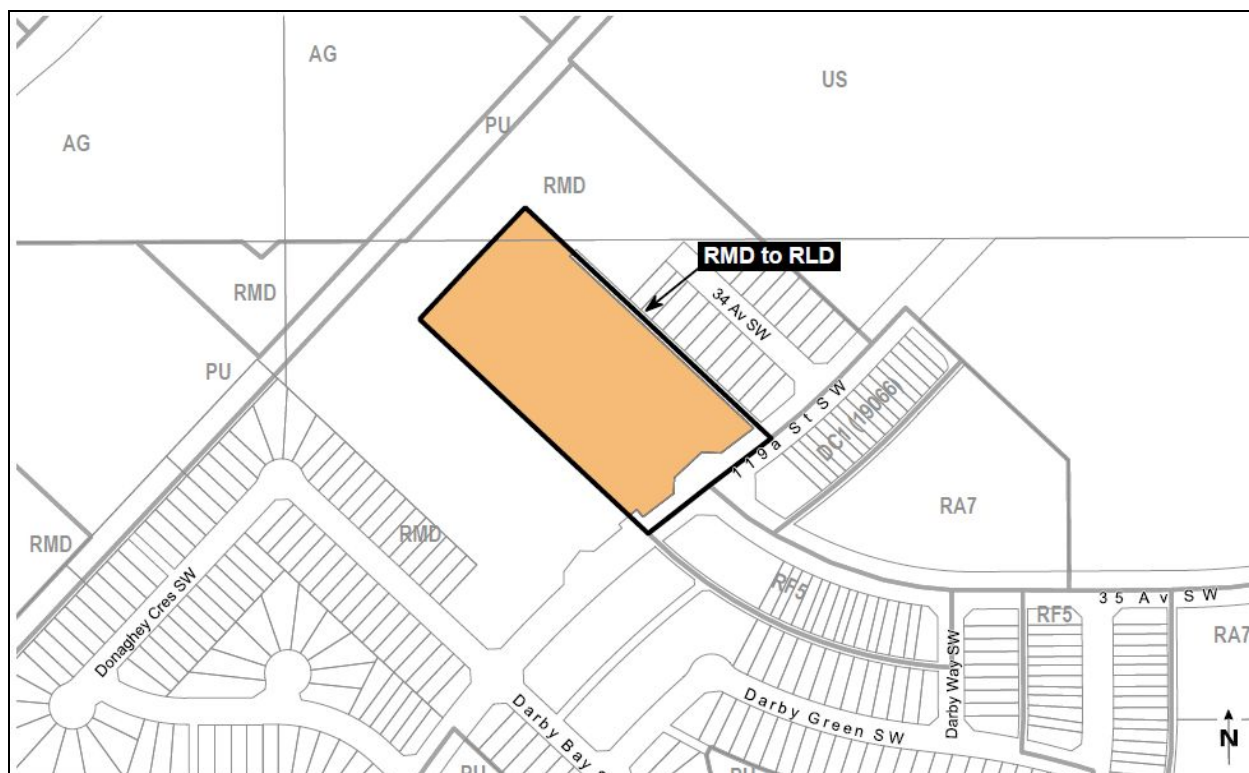




ADMINISTRATION REPORT **REZONING** DESROCHERS

3150 and 3304 - 127 Street SW

To allow for a range of low density residential housing



Recommendation: That Charter Bylaw 19666 to amend the Zoning Bylaw from (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone be APPROVED.

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

- will allow for a variety of low density residential uses;
- will be compatible with surrounding and planned land uses; and
- conforms to the Desrochers Neighbourhood Area Structure Plan.

Report Summary

This rezoning application was accepted from Mike Vivian (Stantec) on January 21, 2021 on behalf of HV Nine Ltd. This application proposes to rezone the site from (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone to allow for a range of low density residential housing forms.

The proposal is in alignment with the Desrochers Neighbourhood Area Structure Plan which designates the site for low density residential uses.

An associated subdivision application for the subject area is currently under review by Administration.

The Application

CHARTER BYLAW 19666 proposes to rezone the site from (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone to allow for a range of low density residential housing forms including zero lot line housing.

Site and Surrounding Area

The site is 2.05 ha in area and is located north of 35 Avenue SW and west of 119a Street SW. The site is currently undeveloped.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RMD) Residential Mixed Dwelling Zone	Undeveloped
CONTEXT		
North	(RMD) Residential Mixed Dwelling Zone	Undeveloped
East	<ul style="list-style-type: none"> • (RMD) Residential Mixed Dwelling Zone • (DC1) Direct Development Control Provision • (RF5) Row Housing Zone 	<ul style="list-style-type: none"> • Undeveloped • Undeveloped • Undeveloped
South	<ul style="list-style-type: none"> • (RMD) Residential Mixed Dwelling Zone 	<ul style="list-style-type: none"> • Undeveloped • Single Detached Housing
West	(RMD) Residential Mixed Dwelling Zone	Undeveloped

Planning Analysis

The rezoning area is located within the Heritage Valley Servicing Concept Design Brief (SCDB) and the Desrochers Neighbourhood Area Structure Plan (NASP). The proposed RLD Zone conforms with the Heritage Valley SCDB which designates the site for residential uses and conforms with the low density residential designation prescribed for the site in the Desrochers NASP. The proposal supports Objective 18 of Section 3.5.6 of the NASP which encourages a variety of housing types in different physical forms for a range of household types, income levels, and ages.

Technical Review

The proposed rezoning has been reviewed by all required technical agencies. The planned civic infrastructure can accommodate the proposed rezoning and will be provided as development progresses.

Transportation & Transit:

Administration from the Transportation and Transit teams support the proposed rezoning application. All required transportation infrastructure will be provided at the subdivision stage. Contributions towards arterial roadway construction will also be required.

Drainage:

The proposed rezoning can be supported by the planned drainage infrastructure. Storm and sanitary infrastructure will be provided at the subdivision stage.

EPCOR Water:

EPCOR Water supports the proposed rezoning application and advises that the required infrastructure will be provided at the subdivision stage.

Oil & Gas:

There is an abandoned well adjacent to the rezoning area within a road-right-of-way as shown on the map below. The well was previously found to be leaking. Confirmation was provided by the Alberta Energy Regulation (AER) that the leak was fixed and there was no resulting contamination.



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

Community Engagement

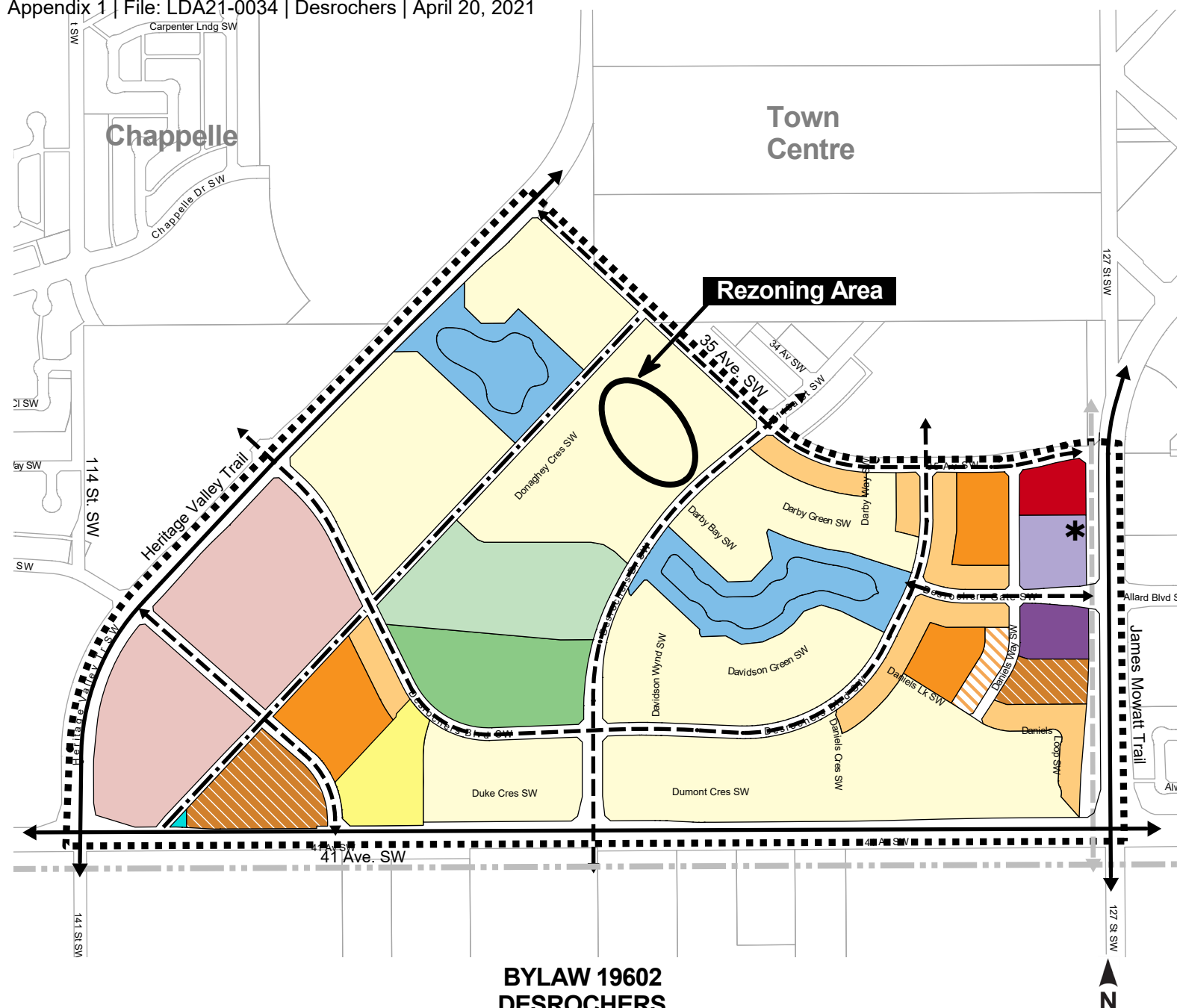
ADVANCE NOTICE March 8, 2021	<ul style="list-style-type: none"> • Number of recipients: 253 • No responses received
WEBPAGE	<ul style="list-style-type: none"> • edmonton.ca/desrochersplanningapplications

Conclusion

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

APPENDICES






















- 1 Context Plan Map
- 2 Application Summary



**BYLAW 19602
DESROCHERS**

Neighbourhood Area Structure Plan
(as amended)

- (as amended)

	Low Density Residential		PUL
	Row Housing		Natural Area
	Row Housing / Stacked Rowhousing (Direct Control)		School / Park Site
	Low Rise / Medium Density Units		Pipeline Right-of-Way
	High Density Residential		LRT Route / Right-of-Way
	Shallow Lot Residential (Direct Control)		LRT Station
	Neighbourhood Commercial		Collector Roadway
	Community Commercial		Arterial Roadway
	Mixed Use LRT 1		City of Edmonton Boundary
	Mixed Use LRT 2		NASP Boundary
	Stormwater Management Facility (SWMF)		

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	Charter Bylaw 19666
Location:	North of 35 Avenue SW and west of 119a Street SW
Address:	3150 - 127 Street SW 3304 - 127 Street SW
Legal Descriptions:	Portions of: Lot D, Plan 1711MC; and SE-13-51-25-4
Site Area:	2.05 ha
Neighbourhood:	Desrochers
Notified Community Organizations:	Blackmud Creek and Chappelle Community Leagues
Applicant:	Mike Vivian; Stantec

PLANNING FRAMEWORK

Current Zone:	(RMD) Residential Mixed Dwelling Zone
Proposed Zone:	(RLD) Residential Low Density Zone
Plans in Effect:	Desrochers Neighbourhood Area Structure Plan (NASP) Heritage Valley Servicing Concept Design Brief (SCDB)
Historic Status:	None

Written By:	Sean Conway
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination

Bylaw 19647

Amendment to the North Saskatchewan River Valley Area Redevelopment Plan

Purpose

To amend the North Saskatchewan River Valley Area Redevelopment Plan.

Readings

Bylaw 19647 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Bylaw 19647 be considered for third reading."

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on April 1, 2021 and April 10, 2021. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

This application proposes to amend the North Saskatchewan River Valley Area Redevelopment Plan to include the site subject to rezoning under Charter Bylaw 19648. The subject site is proposed to be rezoned from (RF2) Low Density Infill Zone to (A) Metropolitan Recreation Zone to appropriately identify and protect lands within the North Saskatchewan River Valley and Ravines System. An amendment to Appendix 1 of the North Saskatchewan River Valley and Ravine System Overlay of the Zoning Bylaw is also proposed.

Public Engagement

Advance Notice was sent to surrounding property owners and the president of The Central Area Council of Community Area Council and the Strathcona Community League on January 6, 2020. Two responses were received and are summarized in the attached Administration Report.

Attachments

1. Bylaw 19647
2. Administration Report

Bylaw 19647

A Bylaw to amend Bylaw 7188, as amended,
the North Saskatchewan River Valley Area Redevelopment Plan.

WHEREAS pursuant to the authority granted to it by the Planning Act on February 26, 1985, the Municipal Council of the City of Edmonton passed Bylaw 7188, as amended, being the North Saskatchewan River Valley Area Redevelopment Plan; and

WHEREAS from time to time Council finds it desirable to amend the North Saskatchewan River Valley Area Redevelopment Plan; and

WHEREAS City Council now deems it in the public interest to further amend the North Saskatchewan River Valley Area Redevelopment Plan;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

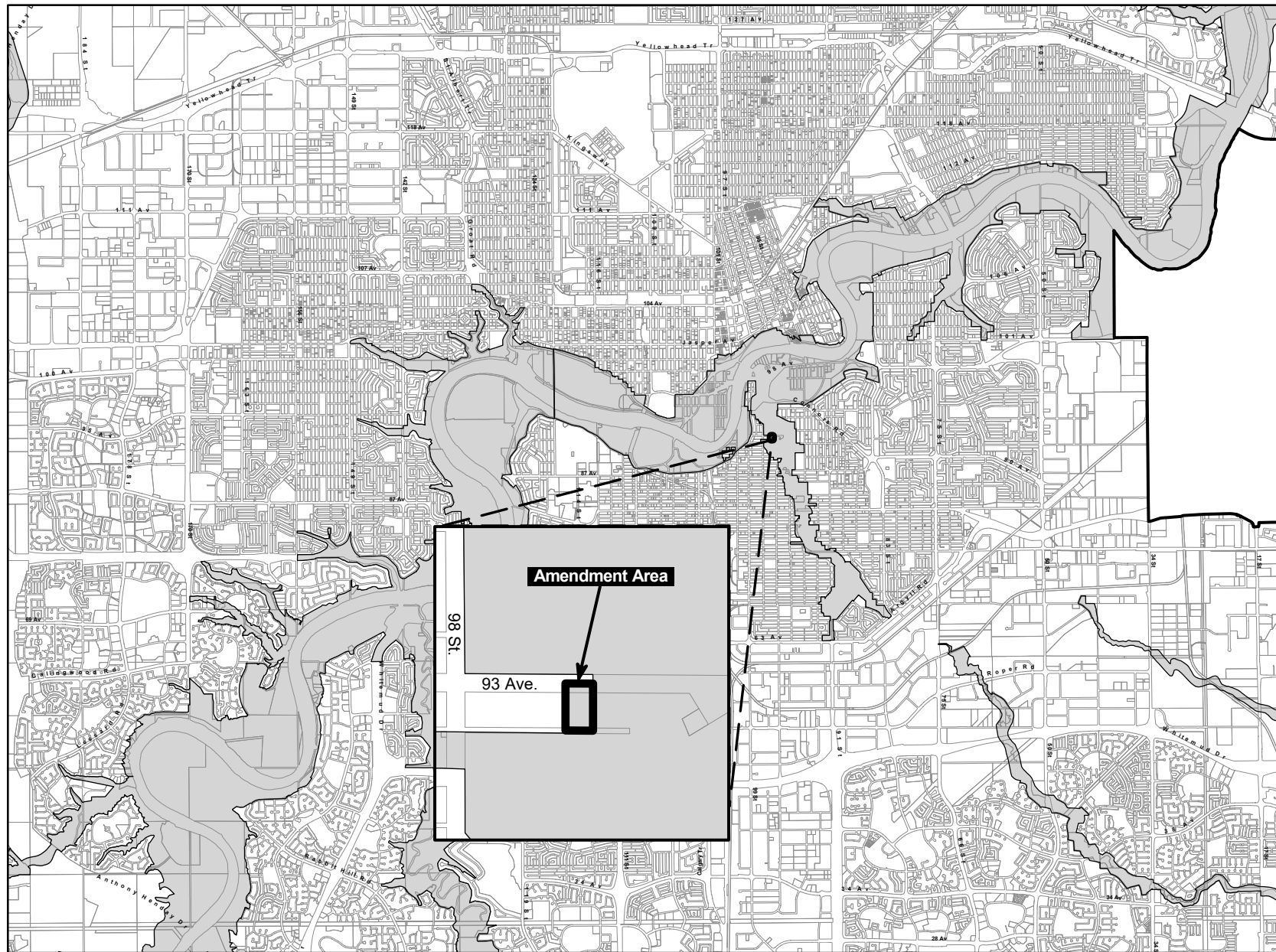
1. Bylaw No. 7188, is amended by:
 - a. deleting the map entitled "BYLAW 19353, AMENDMENT TO NORTH SASKATCHEWAN RIVER VALLEY (Central Area) AREA REDEVELOPMENT PLAN" and replacing it with "BYLAW 19647, AMENDMENT TO NORTH SASKATCHEWAN RIVER VALLEY (Central Area) AREA REDEVELOPMENT PLAN" attached hereto as Schedule "A" and forming part of this Bylaw.

READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

MAYOR

CITY CLERK



BYLAW 19647
AMENDMENT TO NORTH SASKATCHEWAN RIVER VALLEY (Central Area)
AREA REDEVELOPMENT PLAN
(as amended)



North Saskatchewan River Valley Boundary

Legal Bldg Page 74 of 376

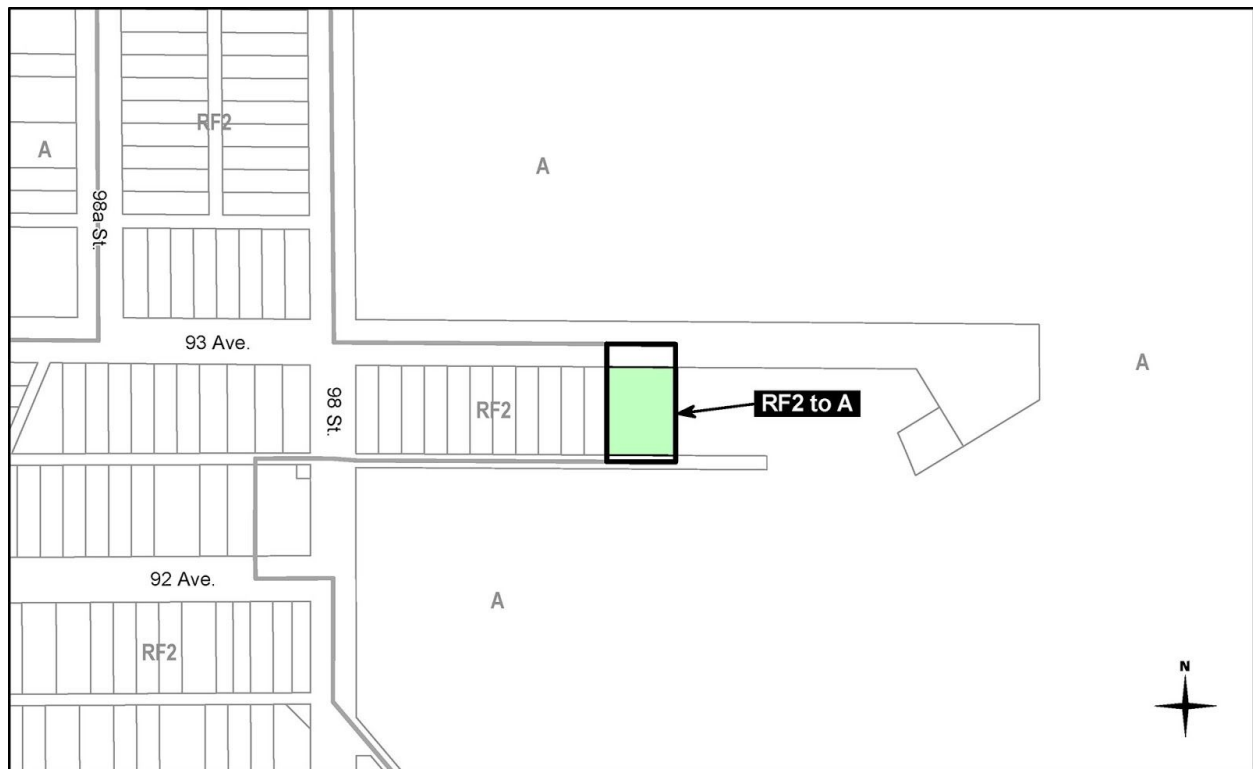
Note: In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.



ADMINISTRATION REPORT **REZONING, PLAN AMENDMENT** STRATHCONA: MILL CREEK RAVINE NORTH

A PORTION OF 9303 - 98 STREET NW

To allow for the preservation of natural areas and parkland along the North Saskatchewan River.



Recommendation: That Bylaw 19647 amendment to the North Saskatchewan River Valley Area Redevelopment Plan to adjust the plan boundary and Charter Bylaw 19648 to amend the Zoning Bylaw from (RF2) Low Density Infill Zone to (A) Metropolitan Recreation Zone be APPROVED.

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

- adjusts the boundary of the North Saskatchewan River Valley Area Redevelopment Plan to appropriately reflect its natural state; and
- ensures the protection and preservation of the North Saskatchewan River Valley.

Report Summary

This land use amendment application was submitted by Trent Portigal on November 28, 2019 on behalf of the landowner the City of Edmonton. This application proposes to change the designation of a portion of Lot 1B, Block 1, Plan 2022463 from (RF2) Low Density Infill Zone to (A) Metropolitan Recreation Zone and to amend Appendix 1 of the North Saskatchewan River Valley and Ravine System Overlay to reflect the proposed rezoning. The purpose of the A Zone is to allow for the preservation of natural areas and parkland along the North Saskatchewan River.

This proposal is in alignment with the applicable policies of CityPlan (MDP) by ensuring the protection, enhancement and opportunities for access to open space in the river valley and ravine system.

The Application

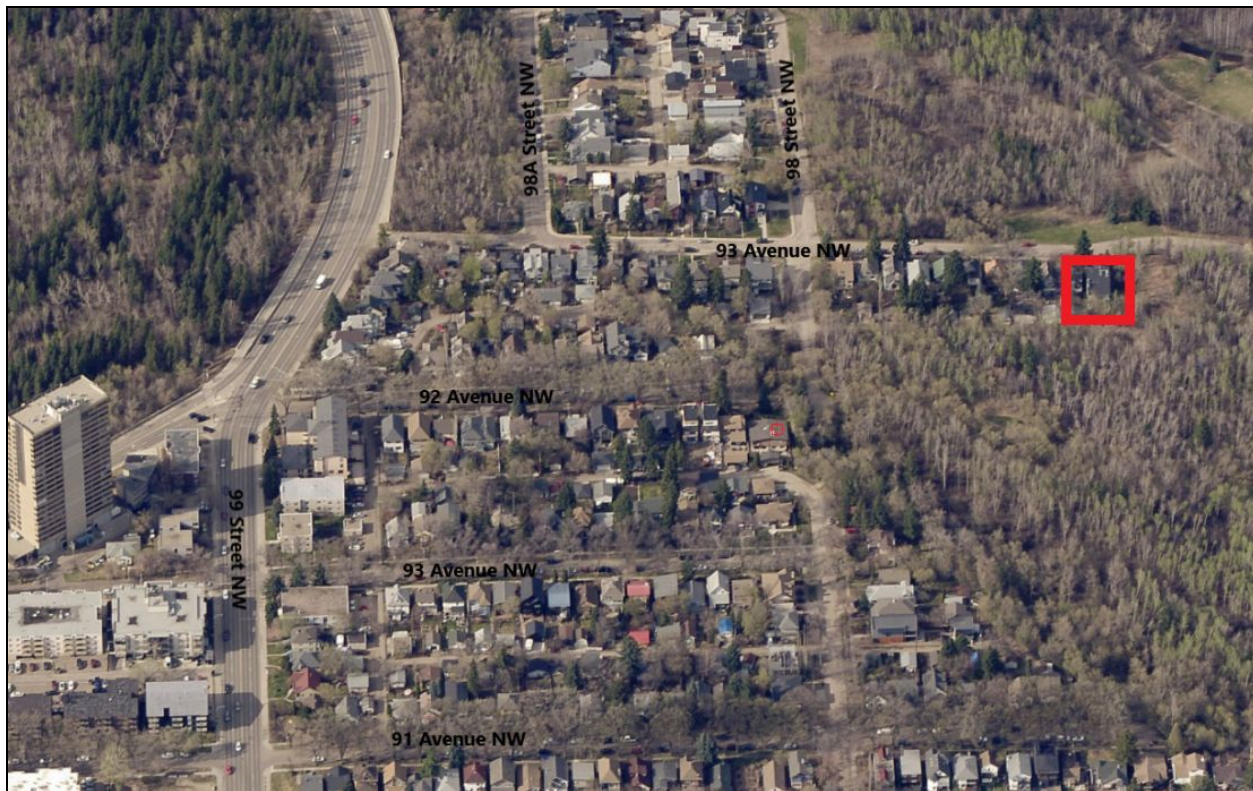
1. BYLAW 19647 to amend the North Saskatchewan Area Redevelopment Plan to adjust the plan boundary to include the subject site.
2. CHARTER BYLAW 19648 amendment to the Zoning Bylaw from (RF2) Low Density Infill Zone to (A) Metropolitan Recreation Zone. The North Saskatchewan River Valley and Ravine System Protection Overlay would also be amended to add the subject area to the Overlay's boundary.

Site and Surrounding Area

The subject site is located south of 93 Avenue NW, at the eastern edge residential block and west of Mill Creek Ravine.



AERIAL VIEW OF APPLICATION AREA



AERIAL VIEW CONTEXT MAP

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF2) Low Density Infill Zone	Vacant lot / Single Detached House
CONTEXT		
North	(A) Metropolitan Recreation Zone	Mill Creek Ravine
East	(A) Metropolitan Recreation Zone	Mill Creek Ravine
South	(A) Metropolitan Recreation Zone	Mill Creek Ravine
West	(RF2) Low Density Infill Zone	Single Detached House

Planning Analysis

LAND USE COMPATIBILITY

If approved, the zoning on the subject site would be amended from (RF2) Low Density Infill Zone to (A) Metropolitan Recreation Zone. There is a single detached house on a portion of the site, which if approved, would result in being a legal non conforming use. As a result the owner (The City of Edmonton) would not be able to alter or enlarge the existing dwelling.

The proposed (A) Metropolitan Recreation Zone creates an appropriate transition by retaining a large tree stand buffering the RF2 residential lots to the west and is compatible with the surrounding neighbourhood.

PLANS IN EFFECT

If approved, the boundaries of the North Saskatchewan River Valley Area Redevelopment Plan as well as to the North Saskatchewan River Valley and Ravine System Protection Overlay will be amended to incorporate the subject site.

CITYPlan ALIGNMENT

This proposal is in alignment with the applicable policies of CityPlan (MDP) by ensuring protection, enhancement and opportunities for access to open space in the river valley and ravine system. In addition, the proposal also aligns with the goal to promote the conservation and restoration of natural systems to improve ecological connectivity and reduce habitat fragmentation by adding the subject site as part of the protected River Valley land.

Technical Review

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

Community Engagement

ADVANCE NOTICE January 6, 2020	<ul style="list-style-type: none"> • Number of recipients: 14 • Number of neutral responses: 2 • Number of responses with concerns: 0
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	<ul style="list-style-type: none">• Common comments included: Citizen's wanted clarification on the application proposal
WEBPAGE	<ul style="list-style-type: none">• https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/strathcona-planning-applications.aspx

Conclusion

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment, Rezoning,
Bylaw(s)/Charter Bylaw(s):	19647, 19648
Location:	South of 93 Avenue NW and east of 98 Street NW
Address:	9303 - 98 Street NW
Legal Description:	Portion of Lot 1B, Block 1, Plan 2022463
Site Area:	N/A
Neighbourhood:	Strathcona
Notified Community Organization(s):	The Central Area Council of Community Area Council & the Strathcona Community League
Applicant:	Trent Portigal (The City of Edmonton)

PLANNING FRAMEWORK

Current Zone:	(RF2) Low Density Infill Zone
Proposed Zone and Overlay:	(A) Metropolitan Recreation Zone and North Saskatchewan River Valley and Ravine System Protection Overlay
Plan in Effect:	None
Historic Status:	None

Written By:	Luke Cormier
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination

Charter Bylaw 19648

To allow for the preservation of natural areas and parkland along the North Saskatchewan River, Strathcona: Mill Creek Ravine North

Purpose

Rezoning from RF2 to A; located at 9303 - 98 Street NW.

Readings

Charter Bylaw 19648 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Charter Bylaw 19648 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 1, 2021 and April 10, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of proposed Charter Bylaw 19648 is to change the zoning from (RF2) Low Density Infill Zone to (A) Metropolitan Recreation Zone. Appendix 1 of the North Saskatchewan River Valley and Ravine System Overlay would also be amended to reflect the proposed rezoning. The North Saskatchewan River Valley Area Redevelopment Plan is also being amended with this application (Bylaw 19647) to ensure it's boundary matches the proposed changes in zoning.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Public Engagement

Advance Notice was sent to surrounding property owners and the president of The Central Area Council of Community Area Council and the Strathcona Community League on January 6, 2020. Two responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19648
2. Administration Report (Attached to Bylaw 19647 - Item 3.5)

Charter Bylaw 19648

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3187

WHEREAS a portion of Lot 1B, Block 1, Plan 2022463; located at 9303 - 98 Street NW, Strathcona, Edmonton, Alberta, is specified on the Zoning Map as (RF2) Low Density Infill Zone; and

WHEREAS an application was made to rezone the above described property to (A) Metropolitan Recreation Zone;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as a portion of Lot 1B, Block 1, Plan 2022463; located at 9303 - 98 Street NW, Strathcona, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from (RF2) Low Density Infill Zone to (A) Metropolitan Recreation Zone;

2. Appendix 1 of the Mature Neighbourhood Overlay, being Section 814 of the Edmonton Zoning Bylaw, is hereby amended by removing the lands legally described as a portion of Lot 1B, Block 1, Plan 2022463; located at 9303 - 98 Street NW, Strathcona, Edmonton, Alberta, from within the application of the Mature Neighbourhood Overlay as shown on the sketch plan attached hereto as Schedule “B”, and
3. Appendix 1 of the North Saskatchewan River Valley and Ravine System Protection Overlay being Section 811 of the Edmonton Zoning Bylaw is hereby amended by adding the lands legally described as a portion of Lot 1B, Block 1, Plan 2022463; located at 9303 - 98 Street NW, Strathcona, Edmonton, Alberta, to within the area of application of the North Saskatchewan River Valley and Ravine System Protection Overlay.

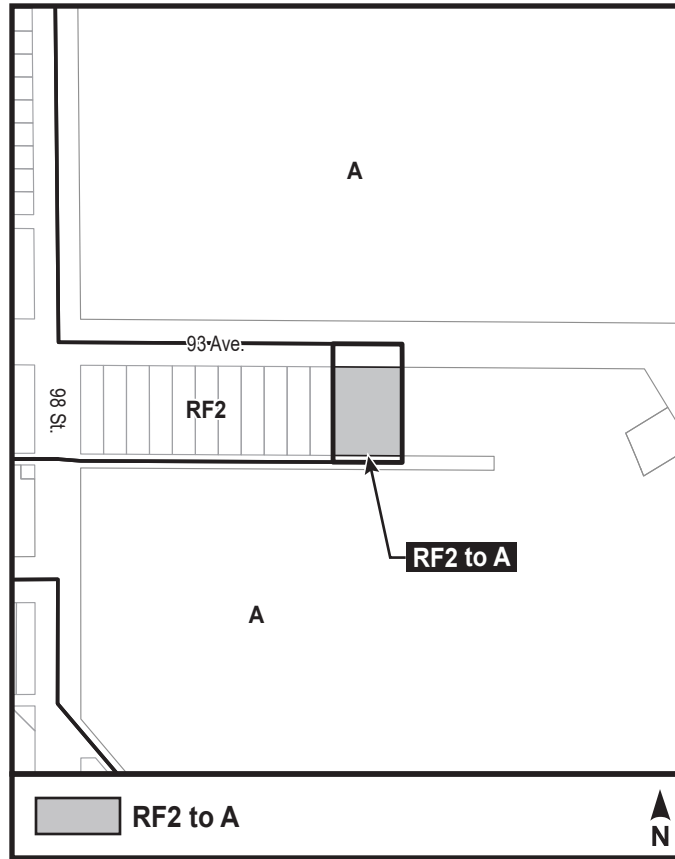
READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

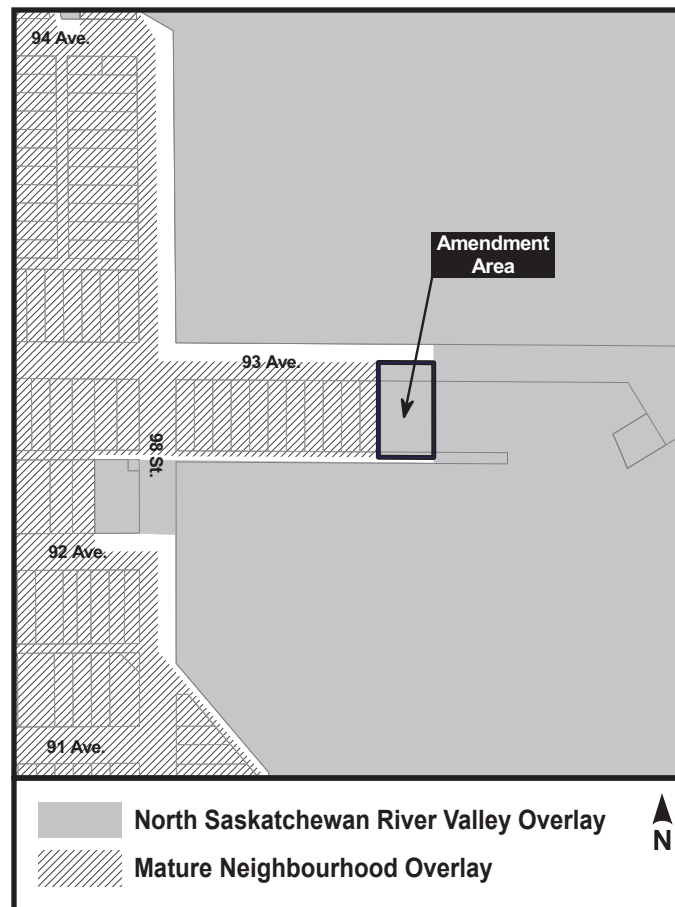
MAYOR

CITY CLERK

CHARTER BYLAW 19648



CHARTER BYLAW 19648



Charter Bylaw 19664

To allow for the development of ground oriented multi-unit housing,
Bonnie Doon

Purpose

Rezoning from DC2 to RF5; located at 8303 – 87 Street NW.

Readings

Charter Bylaw 19664 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree “That Charter Bylaw 19664 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 1 and April 10, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of proposed Charter Bylaw 19644 is to change the zoning from (DC2) Site Specific Development Control Provision to the (RF5) Row Housing Zone with the Mature Neighbourhood Overlay. The current DC2 allows for a maximum of 6 principle Dwellings and the proposed RF5 would allow for a maximum of 10 principle Dwellings, with an average number of bedrooms of at least 2.25. The applicant’s stated intent is for a maximum of 8 units. The Mature Neighbourhood Overlay would apply to the site to ensure the building design responds appropriately to the context of the surrounding area and maintains the pedestrian-oriented design of the streetscape.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Public Engagement

Advance Notice was sent to surrounding property owners and the president of the Bonnie Doon Community League on February 19, 2021. Two responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19664
2. Administration Report

Charter Bylaw 19664

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3200

WHEREAS Lot 1A, Block 30, Plan 1922057; located at 8303 - 87 Street NW, Bonnie Doon, Edmonton, Alberta, is specified on the Zoning Map as (DC2) Site Specific Development Control Provision; and

WHEREAS an application was made to rezone the above described property to (RF5) Row Housing Zone;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as Lot 1A, Block 30, Plan 1922057; located at 8303 - 87 Street NW, Bonnie Doon, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from (DC2) Site Specific Development Control Provision to (RF5) Row Housing Zone.

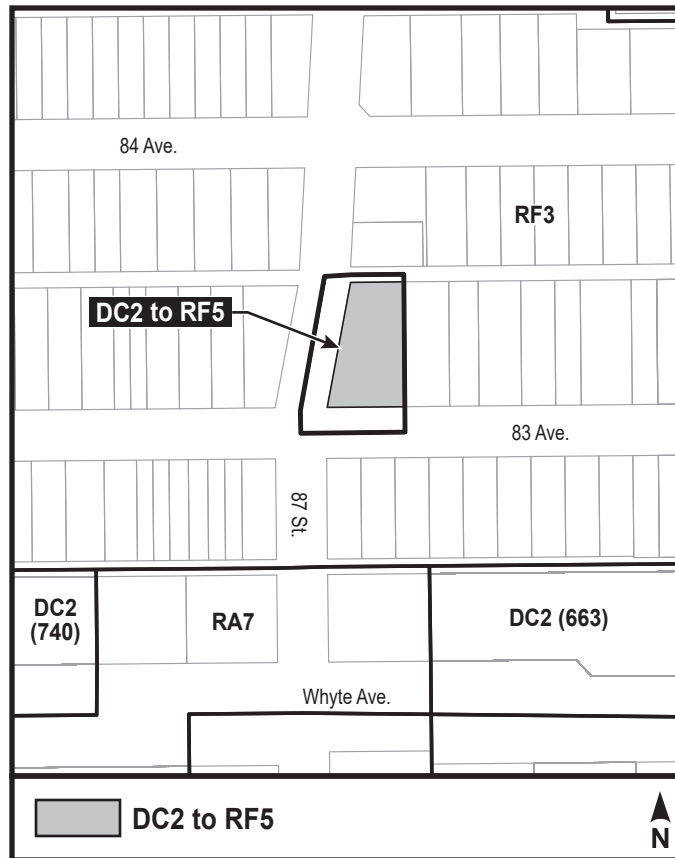
READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 19664





ADMINISTRATION REPORT **REZONING** Bonnie Doon

8303 87 Street NW

To allow for the development of ground oriented multi-unit housing.



Recommendation: That Charter Bylaw 19664 to amend the Zoning Bylaw from (DC2) Site Specific Development Control Provision to (RF5) Row Housing Zone be APPROVED.

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

- rezoning to a standard zone helps to align the development with the current standards of the Zoning Bylaw;
- it would allow for an increase in residential density within the Bonnie Doon district node; and
- promotes redevelopment in a mature community near an LRT stop.

Report Summary

This land use amendment application was submitted by E1NS Consulting on January 13, 2021 on behalf of 1931315 Alberta Inc. This application proposes to change the designation of the subject parcel from (DC2) Site Specific Development Control Provision to (RF5) Row Housing Zone under the Mature Neighbourhood Overlay to allow for the development of ground oriented housing.

This proposal is in alignment with the applicable policies of the City Plan by providing opportunities to accommodate growth through compact development and create walkable communities with greater connectivity across all travel modes. There is no Plan in Effect for this neighbourhood.

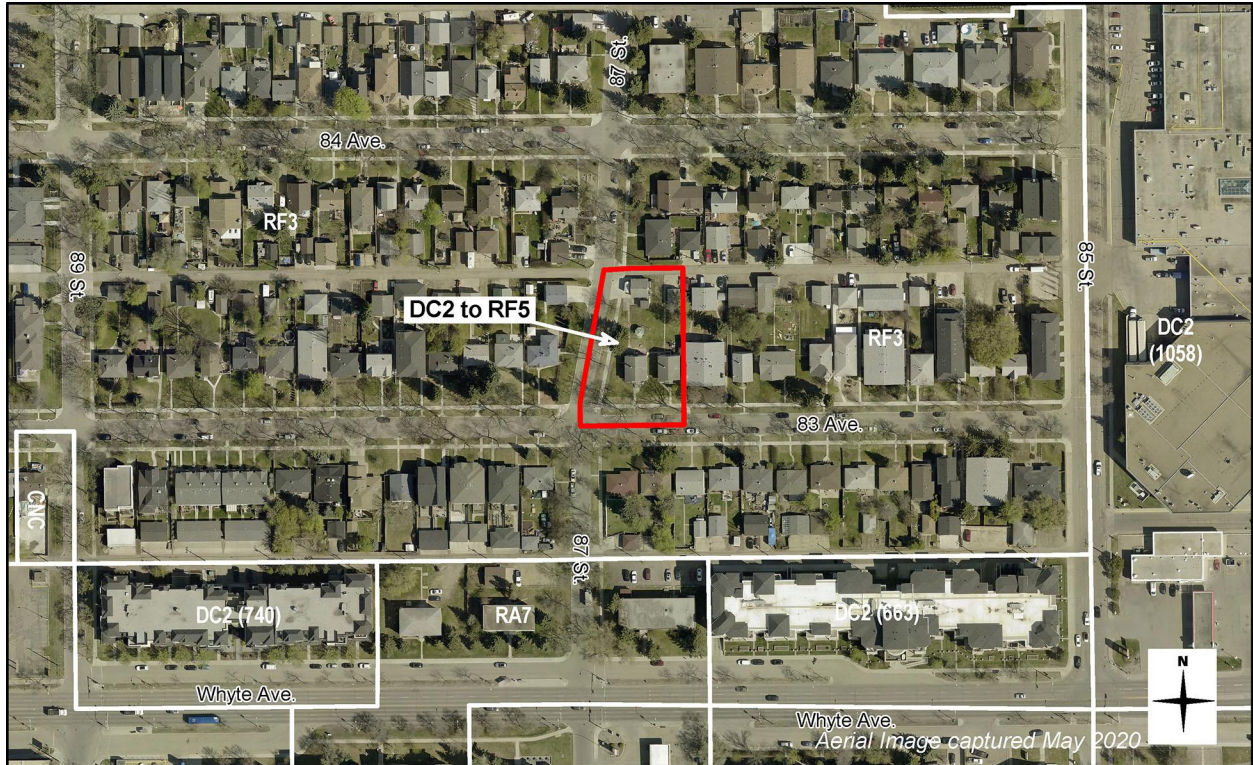
The Application

CHARTER BYLAW 19664 proposes to amend the Zoning Bylaw from (DC2) Site Specific Development Control Provision to (RF5) Row Housing Zone. The current DC2 allows for a maximum of 6 principle Dwellings and the proposed RF5 would allow for a maximum of 10 principle Dwellings, with an average number of bedrooms of at least 2.25. The applicant's stated intent is for a maximum of 8 row housing units. The Mature Neighbourhood Overlay would apply to the site to ensure the building design responds appropriately to the context of the surrounding area and maintains the pedestrian-oriented design of the streetscape.

Site and Surrounding Area

The subject site is located on the northeast corner of 83 Avenue NW and 87 Street NW. The subject site was rezoned to a Site Specific Development Control Provision (DC2.1073) on July 15, 2019, to allow the development of a six unit Row Housing building. Alongside this rezoning, the owner consolidated the two lots into one. The original two single detached houses are still on the property.

The property is located one block north of Whyte Avenue and one block west of the Bonnie Doon Shopping Centre. It is well served by alternative modes of transportation including the Bonnie Doon LRT stop, a Transit Avenue (Whyte Avenue) and shared-use path network.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC2) Site Specific Development Control Provision	2 Single Detached Houses Allows for 6 units of Row Housing
CONTEXT		
North	(RF3) Small Scale Residential Infill Zone	Single Detached House
East	(RF3) Small Scale Residential Infill Zone	Semi-detached House
South	(RF3) Small Scale Residential Infill Zone	Single Detached House
West	(RF3) Small Scale Residential Infill Zone	Single Detached House



LOOKING NW FROM 87 STREET NW/83 AVENUE NW



LOOKING SOUTH FROM LANE

Planning Analysis

The subject property is a large corner site, surrounded by roadways on three sides, and is located in a mature neighbourhood with great connectivity both locally and to the broader city networks. For these reasons, the site was considered suitable for sensitive intensification, when it was rezoned on July 15, 2019 to allow the development of a row housing building. Shortly after this rezoning took place, the missing middle zoning bylaw amendments were approved (August 26, 2019). The revisions to the RF5 meant that buildings under the zone can now be built with a maximum height of 10 metres, and allow for more units to be developed.

BUILT FORM AND COMPATIBILITY

The proposed RF5 Zone is specifically designed to create larger units, suitable for families, with multiple ground oriented entrances. While the shape of the building may be different from the existing DC2, the intent of the RF5 zone is very similar to the intent of the DC2.

The comparison chart below provides the details of the differences between the current DC2 provisions and the proposed RF5 Zone. The major differences between the regulations relate to the setbacks. In the existing DC2, it is required that the building is separated from the neighbouring property to the east by 7.0 m to allow vehicle access to integrated garages, and consequently, the building extends fairly close to the front and rear property lines. Under the proposed zone with the Mature Neighbourhood Overlay, the front and rear setbacks would be increased, while the interior side setback could be reduced to 1.2 m.

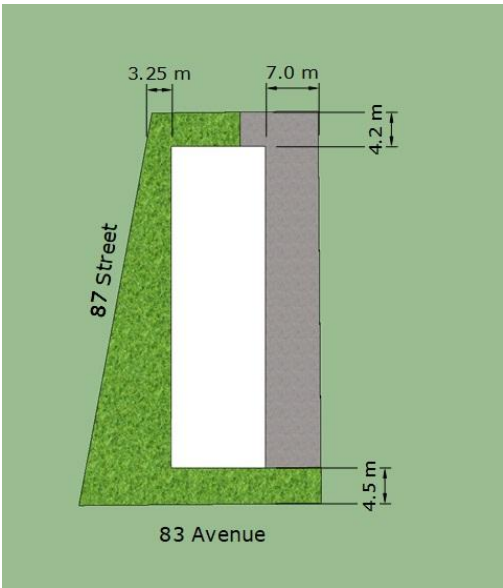
It is considered that while the required eastern side setback is reduced, the subsequent increase to the rear setback would reduce the impact on the rear yard of the neighbouring property.

ZONING COMPARISON

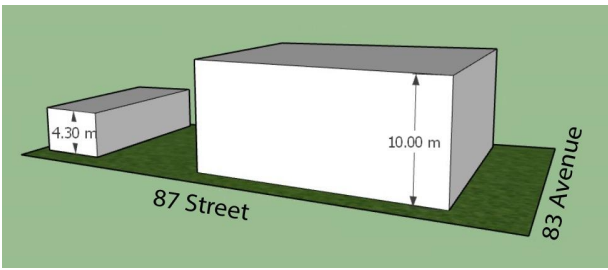
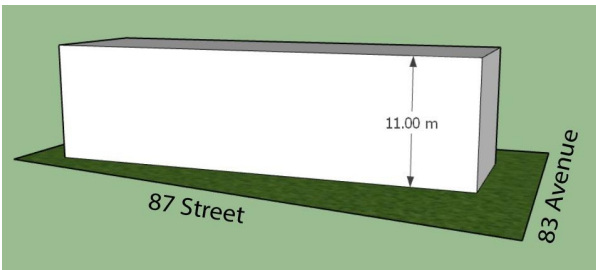
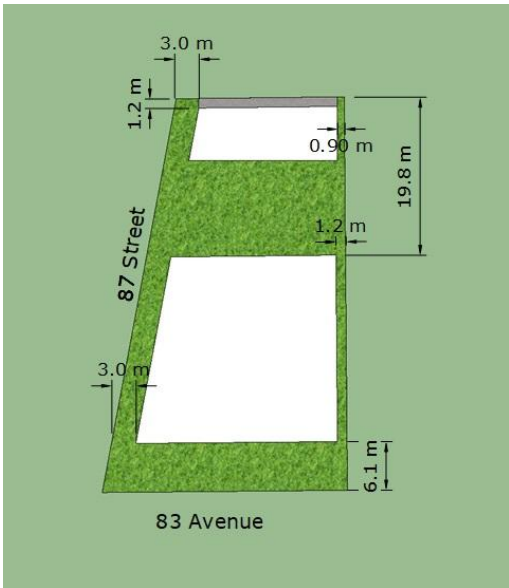
	DC2 <i>Current</i>	RF5 + MNO <i>Proposed</i>
Principal Building	Row Housing	Multi-Unit Housing
Height	11.0 m	10.0 m
Front Setback (83 Avenue NW)	4.5 m	Determined based on adjacent front setback (approximately 6.1 m)
Interior Side Setback	7.0 m	1.2 m
Flanking Side Setback	3.25 m	3.0 m
Rear Setback	4.2 m	40% of Site Depth (approximately 19.8 m)
Maximum Site Coverage	45%	50%
Maximum No. Dwelling Units	Six (6) Principal Dwellings Six (6) Secondary Suites	Ten (10) Principal Dwellings ¹ Ten (10) Secondary Suites

Accessory Building	None	Detached Garage
Height	N/A	4.3 m
Interior Side Setback	N/A	0.9 m
Flanking Side Setback	N/A	2.0 m
Rear Setback	N/A	1.2 m
Notes: ¹ The intent of the applicant is to develop a maximum of 8 dwellings.		

ALLOWABLE BUILT FORM UNDER EXISTING DC2



POTENTIAL RF5 BUILT FORM



PLANS IN EFFECT

There are no Plans in Effect for this neighbourhood.

THE CITY PLAN

The proposed rezoning aligns with the goals and policies of the City Plan, to increase density in and along key nodes and corridors. The site is located within the Bonnie Doon district node (which is considered 800 metres to 1 kilometre across) and one block from Whyte Avenue, which is a Primary Corridor at this location. Furthermore, there are several district bicycle connector routes nearby and the Bonnie Doon LRT Stop is located approximately 350 metres from the site.

Development within District Nodes are encouraged to be mid to high rise development. Primary Corridors encourage a similar scale of development within 3 to 5 blocks of the corridor. With this in mind, it is also important to note that the City Plan recognizes that transforming a neighbourhood to these increased densities takes time and may be incremental over time. As this property is not located directly on a major roadway, but is within a majority single detached housing area, the proposed RF5 is considered to be a good balance of the policies and existing neighbourhood context.

Technical Review

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

Transportation

With redevelopment of the site, vehicular access shall be to the rear alley only to conform with the Mature Neighbourhood Overlay of the Zoning Bylaw. The owner will be required to remove the existing residential vehicular access from 87 Street NW. Access details are further reviewed at the development permit stage with submission of a detailed site plan.

Drainage

On-site stormwater management will be required to mitigate the impacts of development that would be allowed under the proposed zone. As a result, redevelopment of this site would not have a significant impact on the existing drainage infrastructure in the area.

EPCOR Water

The applicant/owner will be responsible for all costs associated with providing City standards of water supply including any changes to the existing water infrastructure required by this application.

Community Engagement

ADVANCE NOTICE February 19, 2021	<ul style="list-style-type: none"> • Number of recipients: 35 • 2 responses received, both with questions only, one with the following comment: <ul style="list-style-type: none"> ◦ Concern about increasing the traffic volume and street parking on the narrow streets in the area
WEBPAGE	<ul style="list-style-type: none"> • edmonton.ca/bonniedooplanningapplications

Conclusion

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw(s):	19664
Location:	Northeast corner of 83 Avenue NW and 87 Street NW
Address:	8303 87 Street NW
Legal Description:	Lot 1A, Block 30, Plan 1922057
Site Area:	1,269.2 m ²
Neighbourhood:	Bonnie Doon
Notified Community Organization:	Bonnie Doon Community League
Applicant:	E1NS Consulting

PLANNING FRAMEWORK

Current Zone:	(DC2) Site Specific Development Control Provision
Proposed Zone and Overlay:	(RF5) Row Housing Zone (MNO) Mature Neighbourhood Overlay
Plan in Effect:	None
Historic Status:	None

Written By:	Heather Vander Hoek
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination

Bylaw 19638

Amendment to the Walker Neighbourhood Structure Plan

Purpose

To allow for low density residential development, Walker.

Readings

Bylaw 19638 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree “That Bylaw 19638 be considered for third reading.”

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on April 1 and April 10, 2021. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

The application proposes to amend the Walker Neighbourhood Structure Plan (NSP) to redesignate approximately 0.38 ha of land from Medium Density Residential to Low Density Residential. This change will not alter the Plan’s projected density of 35 dwelling units per net residential hectare. This application is accompanied by Charter Bylaw 19639, which proposes to rezone the subject site from (RF5) Row Housing Zone to (DC2) Site Specific Development Control Provision and (RLD) Residential Low Density Zone.

All comments from civic departments and utility agencies have been addressed.

Public Engagement

An Advance Notice was sent to surrounding property owners and the Summerside Community League on January 28, 2021. No responses were received.

Attachments

1. Bylaw 19638
2. Administration Report

Bylaw 19638
A Bylaw to amend Bylaw 14010, as amended,
being the Southeast Area Structure Plan through an amendment to
the Walker Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, the Municipal Council of the City of Edmonton passed Bylaw 14010, as amended, being the Southeast Area Structure Plan on June 30, 2005; and

WHEREAS Council found it desirable to amend Bylaw 14010, as amended, being the Southeast Area Structure Plan by adding a new neighbourhood; and

WHEREAS Council found it desirable to amend the Southeast Area Structure Plan through an amendment to the Walker Neighbourhood Structure Plan;

WHEREAS on April 2, 2007, Council adopted as part of the Southeast Area Structure Plan, Bylaw 14543, the Walker Neighbourhood Structure Plan; and

WHEREAS Council found it desirable to amend Bylaw 14543, through the passage of Bylaws 16199, 16251, 16931, 17677, 17961, 18928, and 19202; and

WHEREAS an application was received by Administration to further amend the Walker Neighbourhood Structure Plan; and

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. That Bylaw 14543, the Walker Neighbourhood Structure Plan is hereby amended by:
 - a. delete the map “Bylaw 19202- Walker Neighbourhood Structure Plan (as amended)” and replace it with “Bylaw 19638- Amendment to Walker Neighbourhood Structure Plan” attached hereto as Schedule “A” and forming part of this bylaw;
 - b. delete the statistics entitled the “Walker Neighbourhood Structure Plan Land Use and Population Statistics - Bylaw 19202” and replace it with the following:

BYLAW 19638

**WALKER NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS**

	Area (ha)	% of GDA
Gross Area	283.05	
Arterial Roadways	10.01	
Pipeline Right-of Ways	4.83	
Gross Developable Area	268.21	100.00
Community Commercial	18.85	5.9
Neighbourhood Commercial	2.24	0.8
Municipal Reserve Parks/School	29.53	11.0
District Park Campus	18.36	6.8
School/Park Site	7.00	2.6
Pocket Parks	4.17	1.6
Stormwater Management	17.85	6.7
Transit Centre	1.24	0.5
Park and Ride Facility	4.19	1.6
Circulation	40.85	15.2
Total Non-Residential Area	111.75	41.7
Net Residential Area	156.46	58.3

	Area (ha)	Units/ha	Units	% of Total Units	People / Unit	Population
Low Density Residential	120.73	25	3018	55.7	2.8	8451
Medium Density Residential						
Row Housing	21.26	45	957	17.6	2.8	2679
Low Rise	13.39	90	1205	22.2	1.8	2169
High Density	1.08	225	243	4.5	1.5	365
Total Residential	156.46		5423	100.0%		13664

Population per Net Hectare (ppnha): 87
Units Per Net Residential Density: 35
LDR/MDR/HDR Ratio: 55 / 40 / 4

Student Generation Statistics

Level	Public	Separate	Total
Elementary	513	257	770
Junior	257	128	385
Senior	257	128	385
Total	1027	513	1540

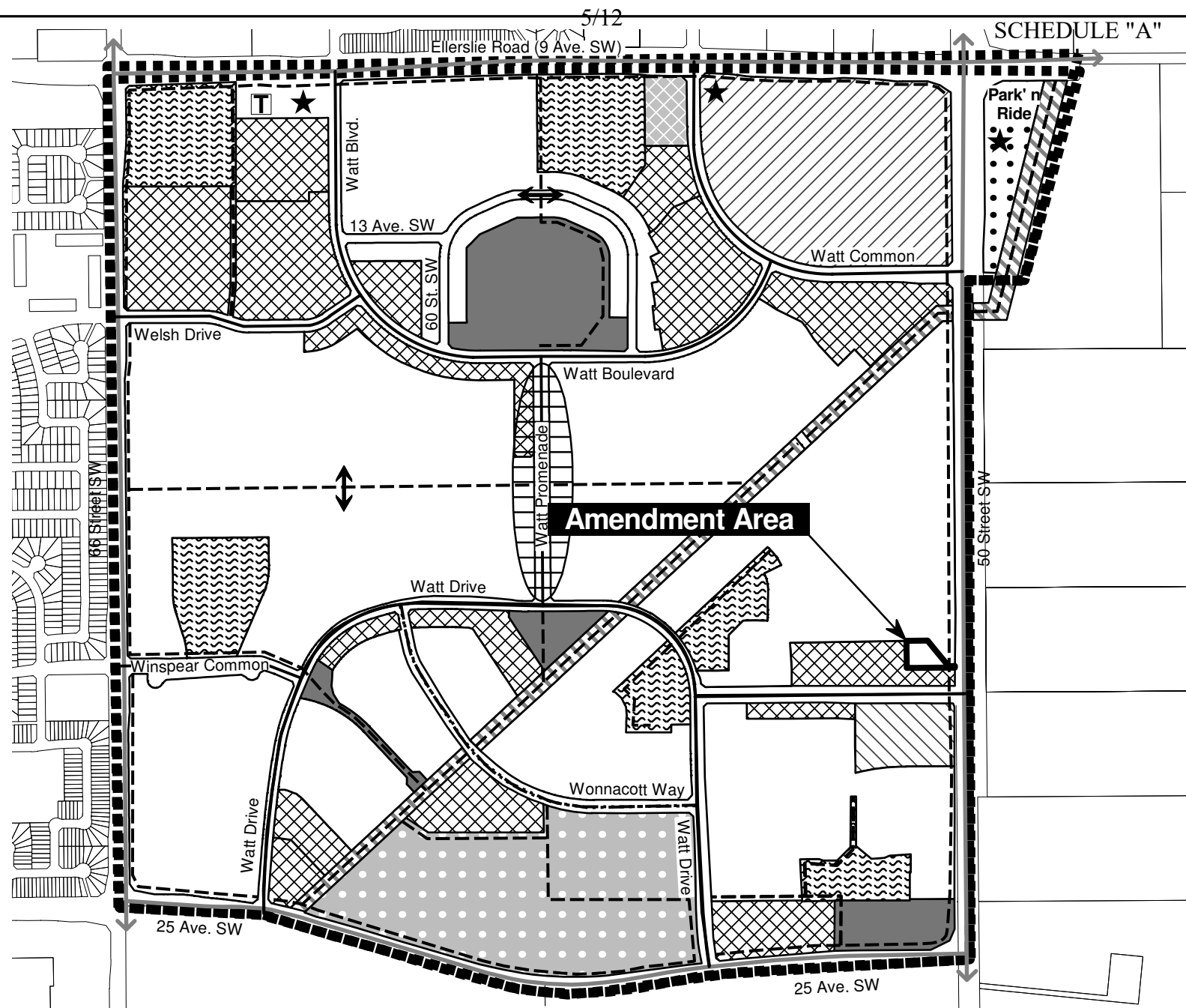
- c. delete the map “Figure 6.0 - Development Concept” and replace it with “Figure 6.0 - Development Concept” attached hereto as Schedule “B” and forming part of this bylaw;
- d. delete the map “Figure 7.0 - Pedestrian/Bicycle Network Plan” and replace it with “Figure 7.0 - Pedestrian/Bicycle Network Plan” attached hereto as Schedule “C” and forming part of this bylaw;
- e. delete the map “Figure 8.0 - Sanitary Servicing Plan” and replace it with “Figure 8.0 - Sanitary Servicing Plan” attached hereto as Schedule “D” and forming part of this bylaw;
- f. delete the map “Figure 9.0 - Storm Drainage Plan” and replace it with “Figure 9.0 - Storm Drainage Plan” attached hereto as Schedule “E” and forming part of this bylaw;
- g. delete the map “Figure 10.0 - Water Servicing Plan” and replace it with “Figure 10.0 - Water Servicing Plan” attached hereto as Schedule “F” and forming part of this bylaw;
- h. delete the map “Figure 11.0 - Transportation Network Plan” and replace it with “Figure 11.0 - Transportation Network Plan” attached hereto as Schedule “G” and forming part of this bylaw; and
- i. delete the map “Figure 12.0 - Staging Plan” and replace it with “Figure 12.0 - Staging Plan” attached hereto as Schedule “H” and forming part of this bylaw.

READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON




















MAYOR

CITY CLERK

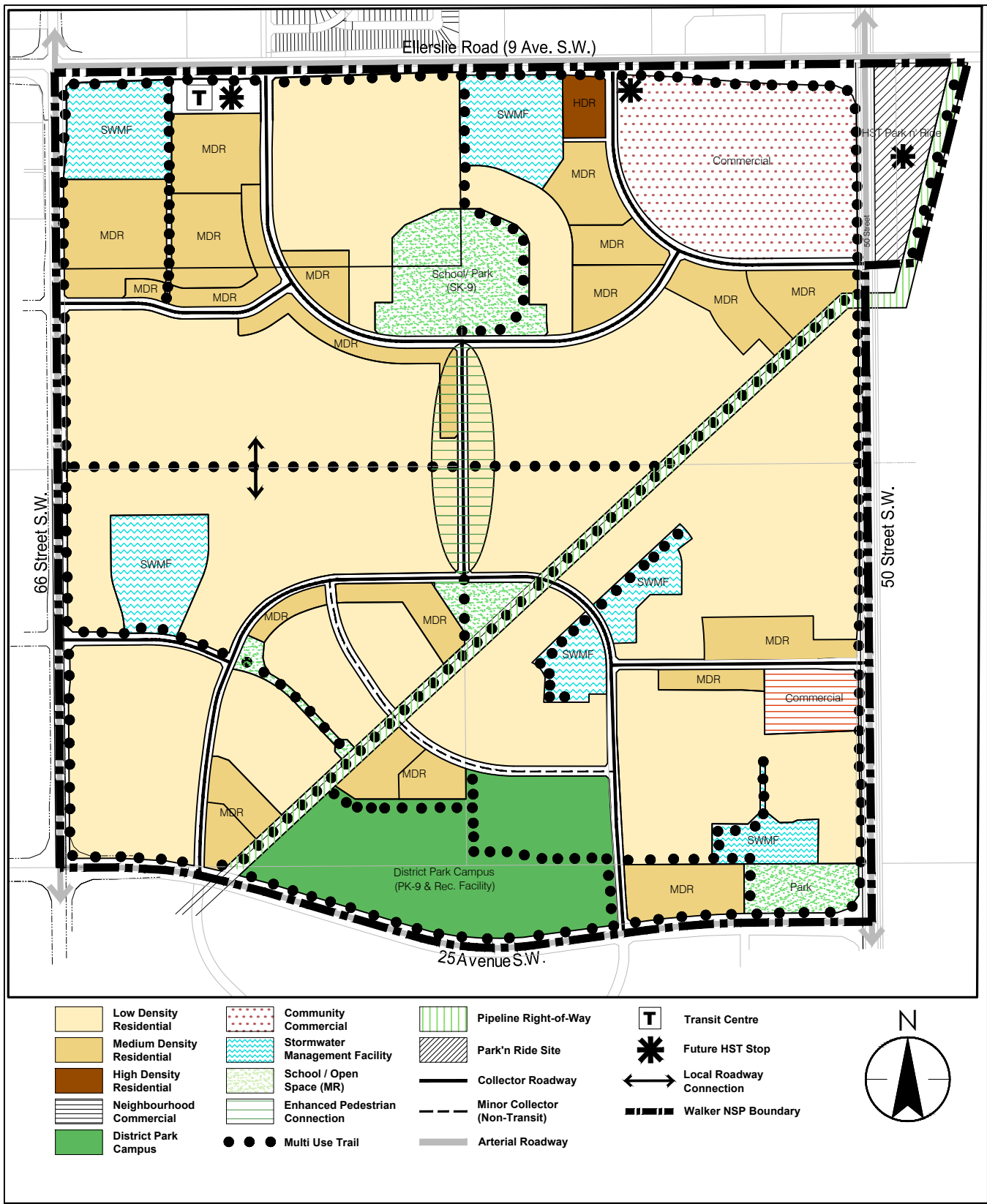


**BYLAW 19638
AMENDMENT TO
WALKER**

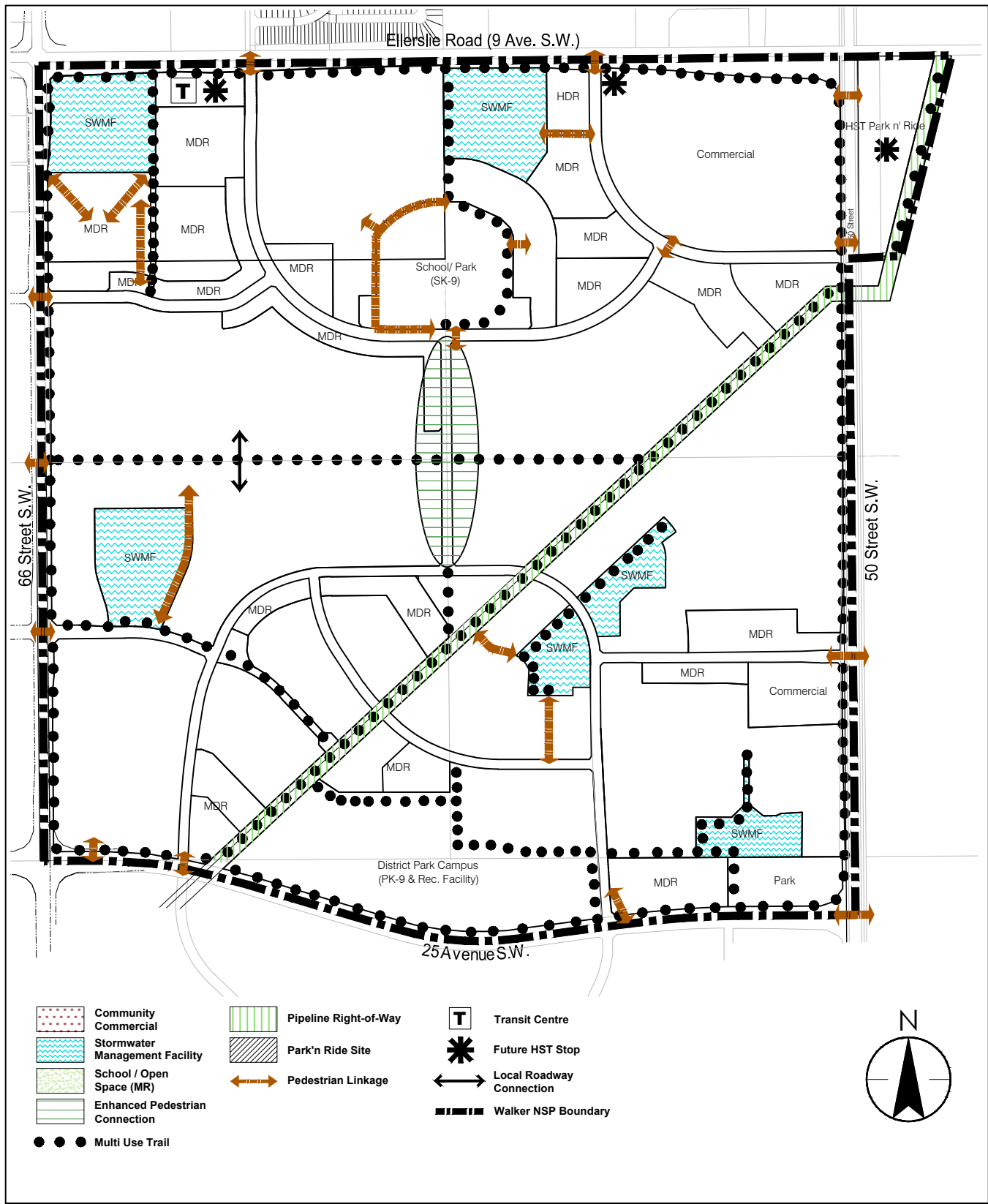
**Neighbourhood Structure Plan
(as amended)**

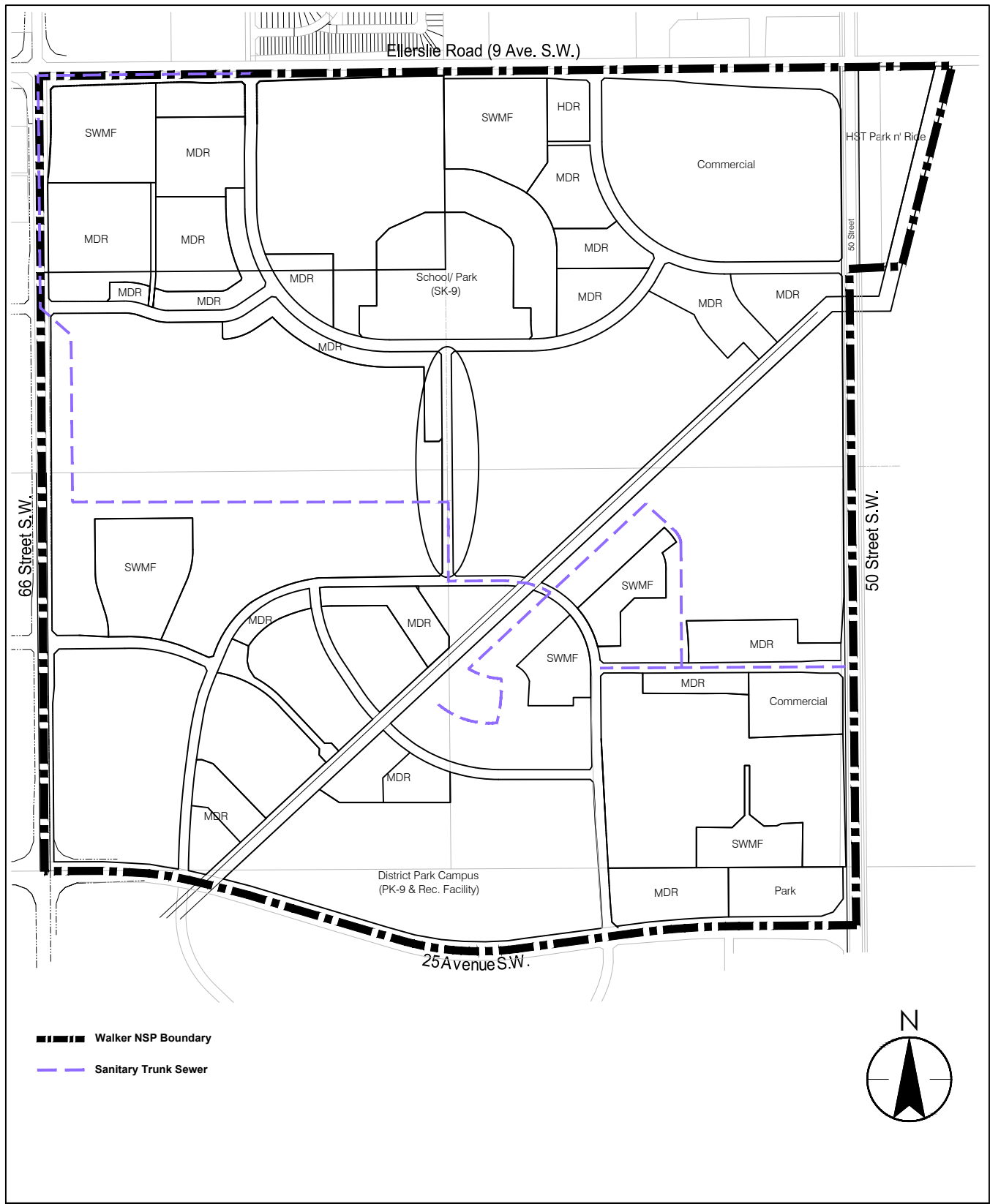
	Low Density Residential		Park 'n Ride Site
	Medium Density Residential		Enhanced Pedestrian Connection
	High Density Residential		Multi-Use Trail
	Community Commercial		Transit Centre
	Neighbourhood Commercial		Future HST Stop
	District Park Campus		Collector Roadway
	School / Park		Minor Collector (Non-Transit)
	Stormwater Management Facility		Arterial Roadway
	Pipeline Right-of-Way		NSP Boundary
			Amendment Area

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.



WALKER
NEIGHBOURHOOD STRUCTURE PLAN
Figure No.
6.0
Title
DEVELOPMENT CONCEPT





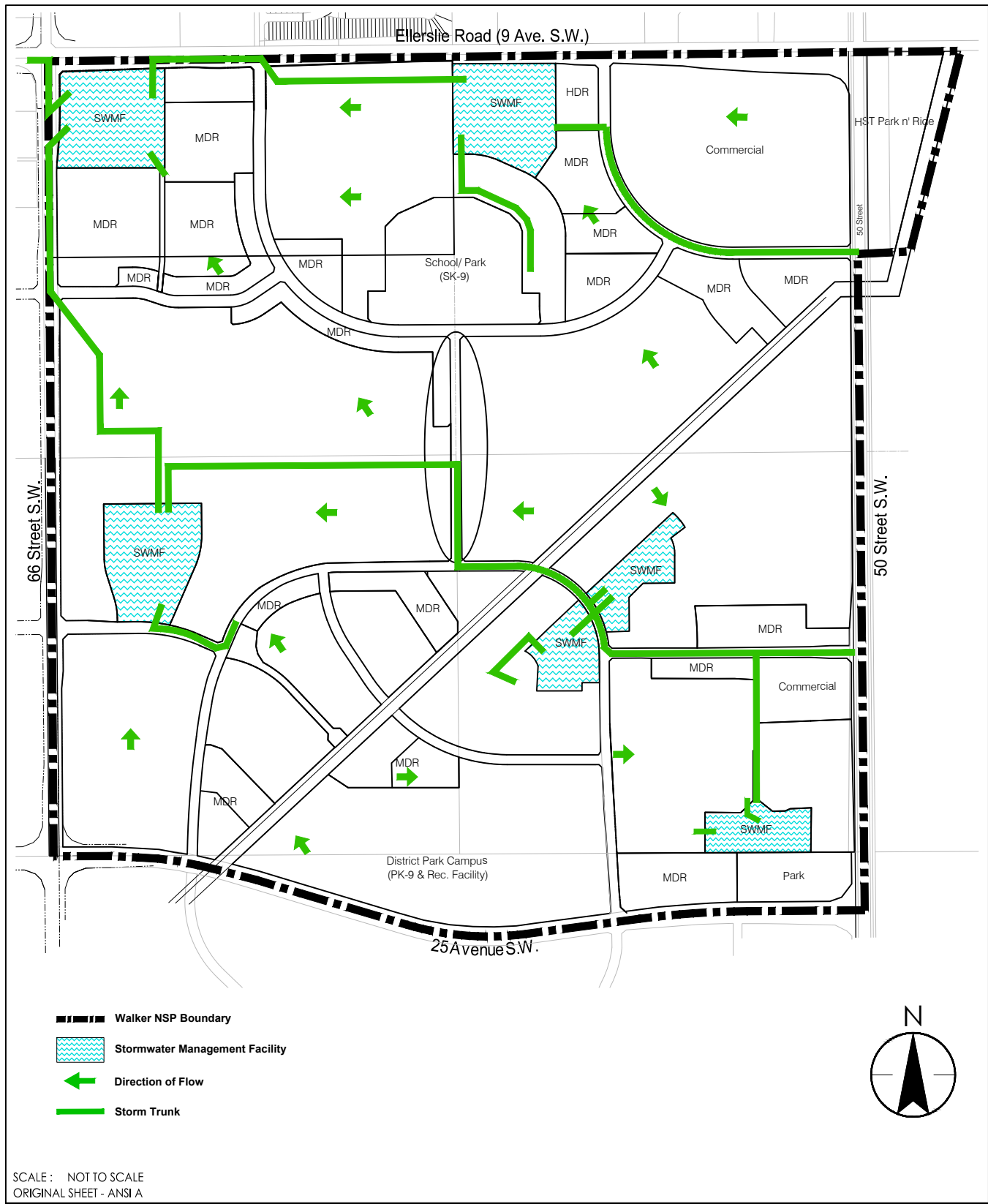
WALKER
NEIGHBOURHOOD STRUCTURE PLAN

Figure No.

8.0

Title

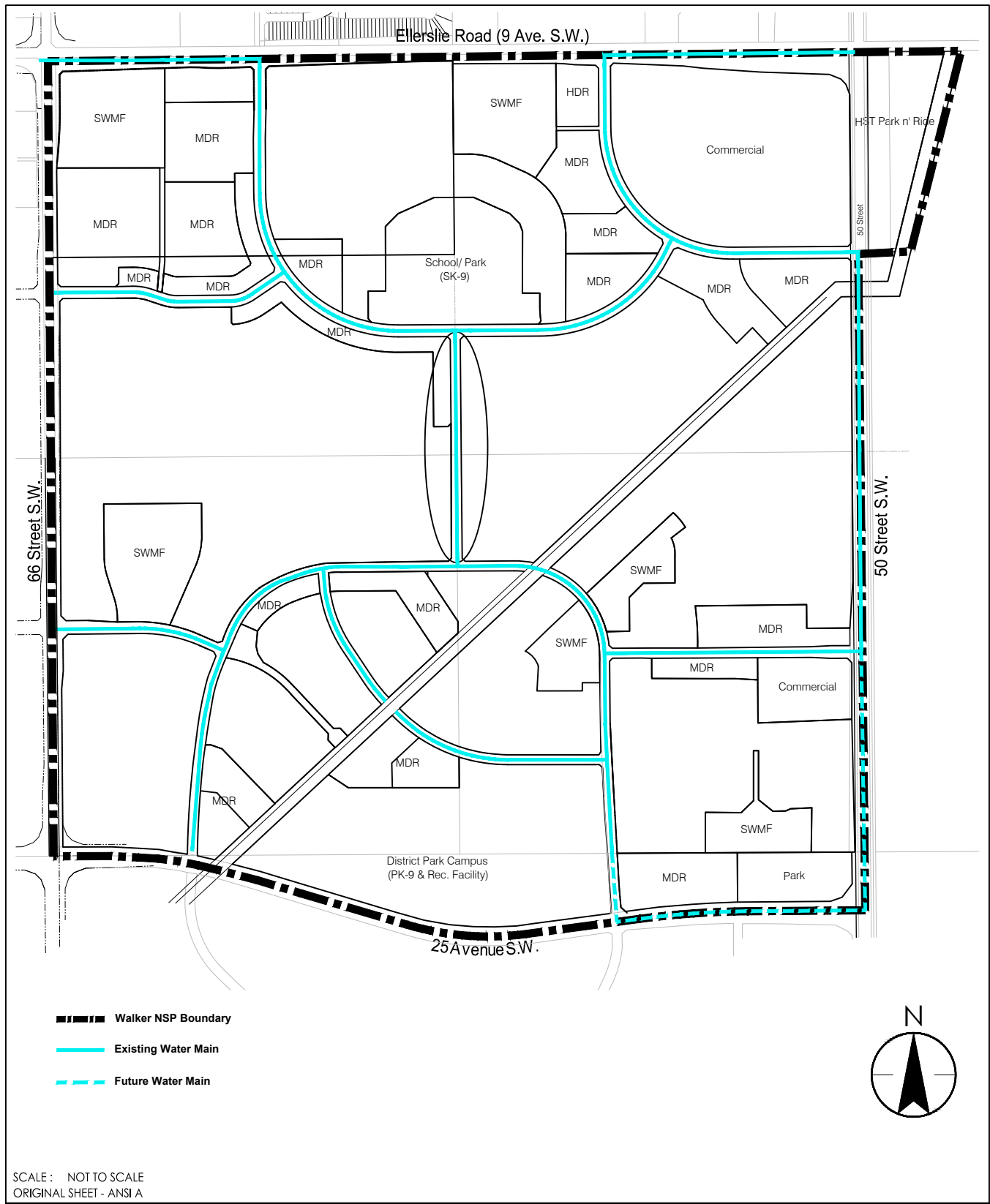
SANITARY SERVICING
PLAN



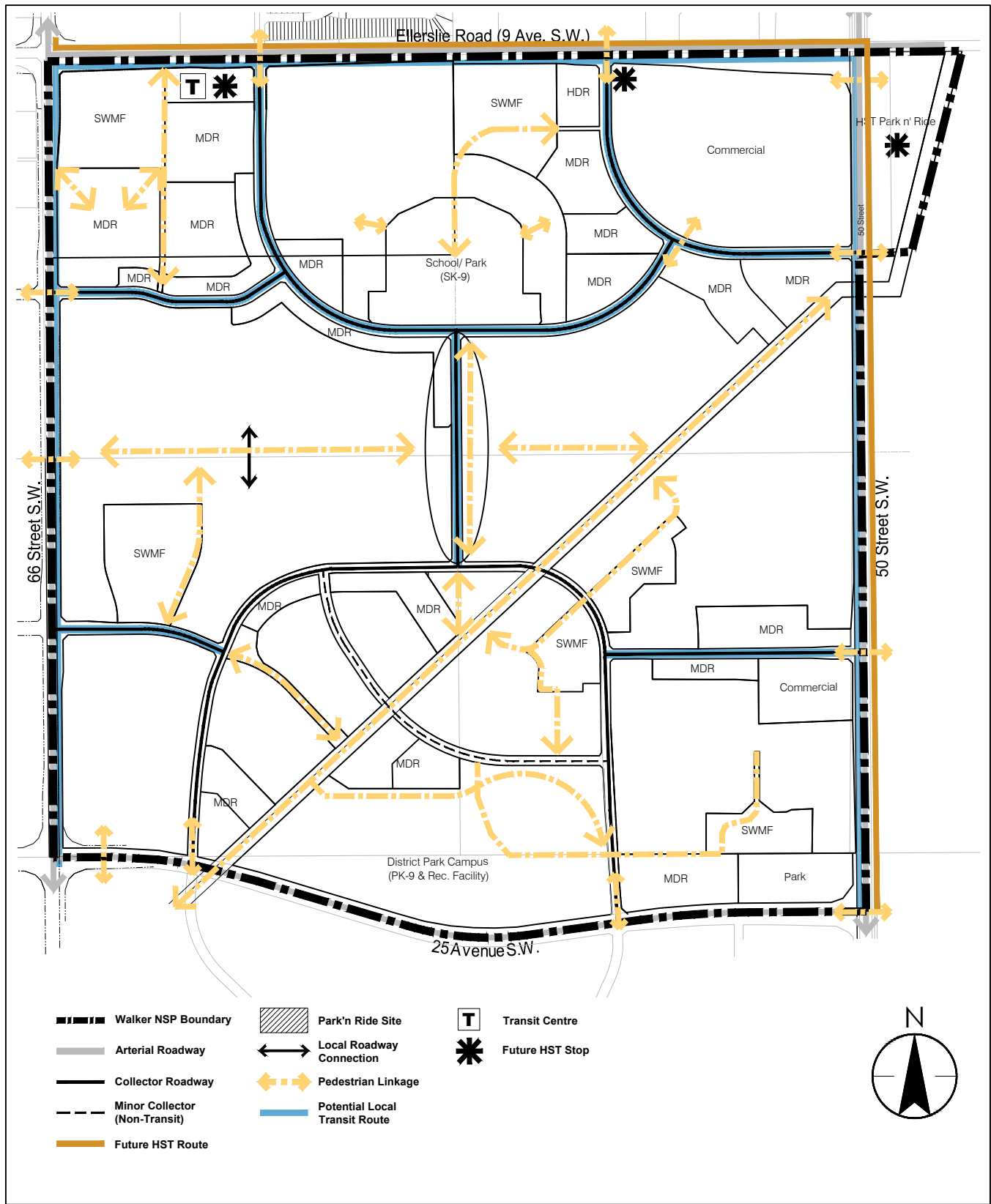
WALKER
NEIGHBOURHOOD STRUCTURE PLAN

Figure No.
9.0

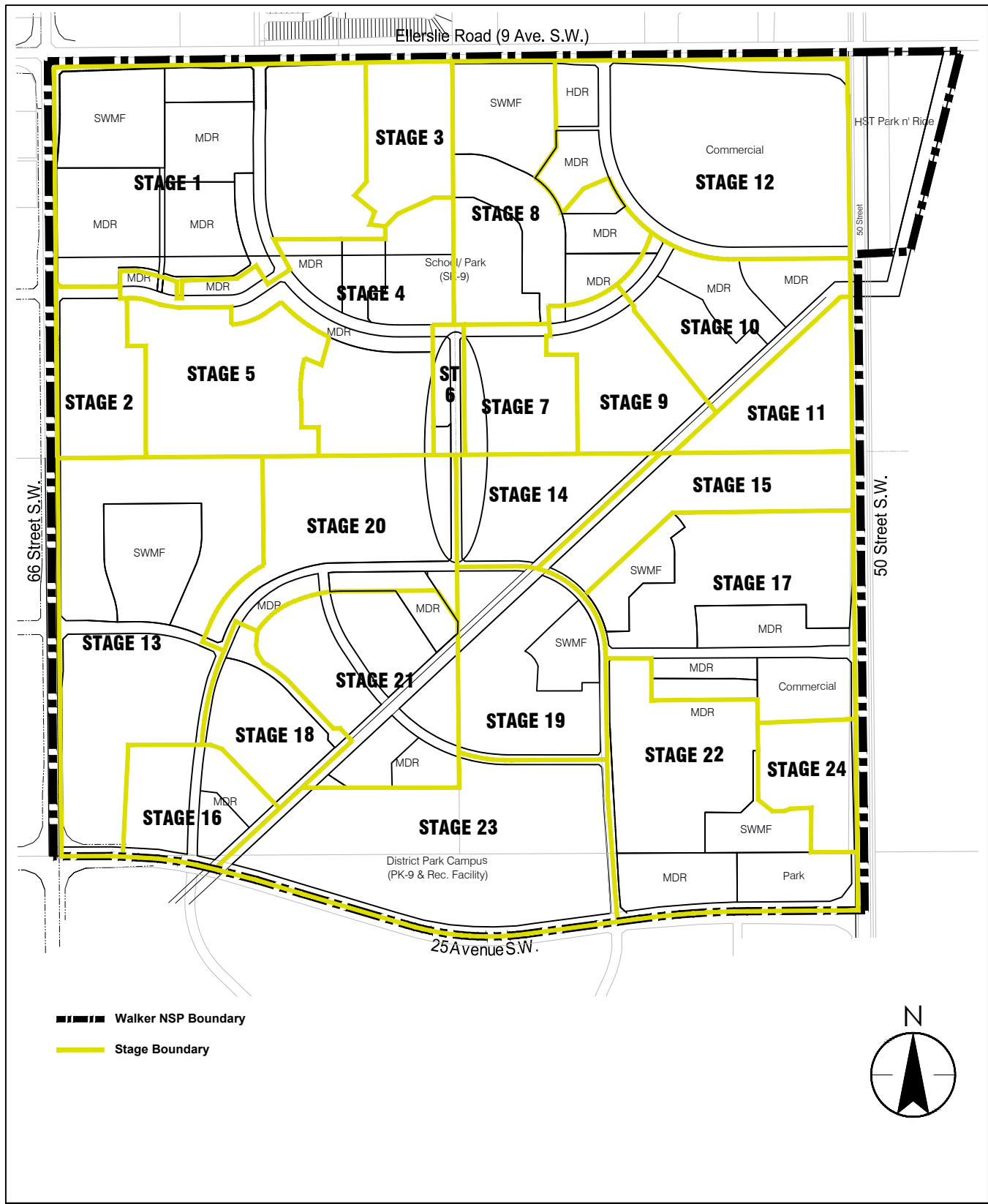
Title
STORM DRAINAGE
PLAN



WALKER
NEIGHBOURHOOD STRUCTURE PLAN
Figure No.
10.0
Title
WATER SERVICING PLAN



WALKER
NEIGHBOURHOOD STRUCTURE PLAN
Figure No.
11.0
Title
TRANSPORTATION
NETWORK PLAN



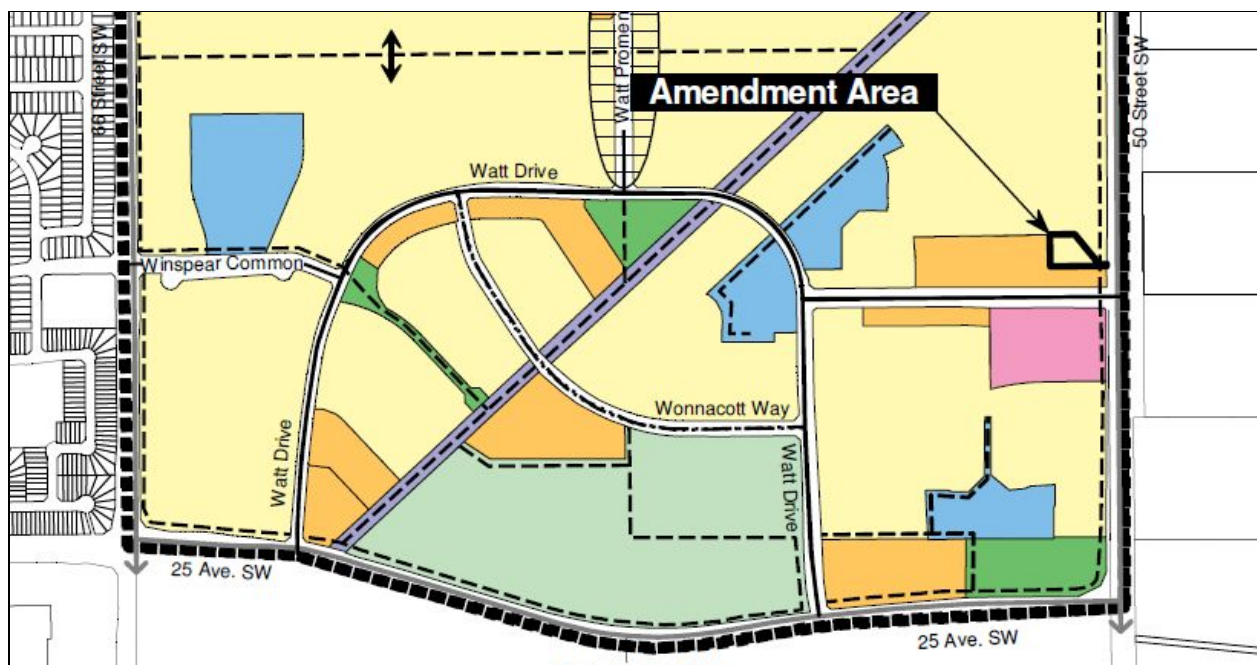
WALKER
NEIGHBOURHOOD STRUCTURE PLAN
Figure No. 12.0
Title STAGING PLAN



ADMINISTRATION REPORT REZONING, PLAN AMENDMENT WALKER

2110 - 50 STREET SW

To allow for Row Housing and a range of low density housing



Recommendation: That Bylaw 19368 to amend the Walker Neighbourhood Structure Plan and Charter Bylaw 19369 to amend the Zoning Bylaw from (RF5) Row Housing Zone to (DC2) Site Specific Development Control Provision and (RLD) Residential Low Density Zone be **APPROVED**.

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

- the proposed rezoning is compatible with surrounding land uses;
- the amendment does not result in a change to the residential density of the neighbourhood; and
- the proposal facilitates the development of a range of housing forms in the Walker neighbourhood.

Report Summary

This land use amendment application was accepted from Mike Vivian (Stantec) on December 1, 2020 on behalf of Anthem United. This application proposes to amend the Walker Neighbourhood Structure Plan (NSP) to redesignate a portion of land from Medium Density Residential to Low Density Residential. The Low Density Residential amendment area is proposed to be rezoned from (RF5) Row Housing Zone to (RLD) Residential Low Density Zone to allow for a range of low density residential uses and built-forms. The remaining western portion of the site is proposed to be rezoned from RF5 to (DC2) Site Specific Development Control Provision to allow for Multi-unit Housing in the form of Row Housing with reduced Site area, Site width, and landscaping, and increased Height and Site coverage.

The proposal is in alignment with the City Plan (MDP) by facilitating the development of residential uses in the Walker neighbourhood and allowing the Southeast District to accommodate future growth to a population of 1.25 million within Edmonton's existing boundaries.

The Application

1. **BYLAW 19638** proposes to amend the Walker Neighbourhood Structure Plan to re-designate approximately 0.38 ha of land designated for Medium Density Residential to Low Density Residential in the southeast portion of the Neighbourhood Structure Plan. The Low Density Residential amendment area is proposed to be rezoned from RF5 to RMD with Charter Bylaw 19639 to support a broad range of low density housing forms. Changes are proposed to the relevant maps, figures, and statistics in the NSP to reflect the proposed amendment. The NSP's approved density of 35 dwelling units per net residential hectare will remain unchanged.
2. **CHARTER BYLAW 19639** proposes to rezone the site from (RF5) Row Housing Zone to (DC2) Site Specific Development Control Provision and (RLD) Residential Low Density Zone. The proposed DC2 zone will allow for Multi-unit Housing in the form of Row Housing with reduced Site area, Site width, and landscaping, and increased Height and Site coverage. The proposed RLD zone will allow for a range of low density housing forms.

Site and Surrounding Area

The subject site is approximately 0.78 ha in size and is undeveloped. It is located west of 50 Street SW and north of 22 Avenue SW in the southeast corner of the Walker neighbourhood.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> (RF5) Row Housing Zone 	<ul style="list-style-type: none"> Undeveloped land
CONTEXT		
North	<ul style="list-style-type: none"> (RF4) Semi-detached Residential Zone (RPL) Planned Lot Residential Zone 	<ul style="list-style-type: none"> Semi-detached Housing, Undeveloped land Single Detached Housing
East	<ul style="list-style-type: none"> (DC1) Single Detached Residential Zone 	<ul style="list-style-type: none"> Single Detached Housing, Undeveloped land
South	<ul style="list-style-type: none"> (RF5) Row Housing Zone 	<ul style="list-style-type: none"> Row Housing
West	<ul style="list-style-type: none"> (RSL) Residential Small Lot Zone 	<ul style="list-style-type: none"> Single Detached Housing

Planning Analysis

The subject land is located in the southeast portion of the Walker neighbourhood. The area that is proposed to be rezoned to DC2 will allow for the development of Row Housing. This conforms to the Walker Neighbourhood Structure Plan (NSP) which designates the site for Medium Density Residential uses, and meets Objective 4.1.1 of the NSP which encourages a variety of housing forms and options. In comparison to the (RF5) Row Housing Zone, the (DC2) Provision would allow for a decrease in minimum Site area, Site Width, and landscaping, as well as an increase to allowed Height and Site coverage. The table below provides a comparison between the proposed (DC2) Provision and the (RF5) Zone.

Zoning Bylaw Regulation	RF5 Zone	Proposed DC2
Height maximum	10 m	13 m
Site Coverage maximum	50%	55%
Minimum site area	125 m ²	106 m ²
Minimum lot width	5.0 m	4.2 m
Minimum site depth	30.0 m	30.0 m
Minimum rear Setback	5.5 m	5.5 m

The area that is proposed to be rezoned to RLD is submitted in conjunction with a plan amendment to the Walker NSP to redesignate approximately 0.38 ha of land designated for Medium Density Residential to Low Density Residential. The RLD zone allows for a range of low density residential housing and built forms. The NSP's approved density of 35 dwelling units per net residential hectare will remain unchanged as a result of the proposed amendment.

City Plan Alignment

The proposed rezoning will facilitate residential development within a redeveloping area (as defined in the City Plan) providing housing for the City's first anticipated population growth from 1-1.25 million people.

Technical Review

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

Community Engagement

ADVANCE NOTICE January 28, 2021	<ul style="list-style-type: none"> • Number of recipients: 3,914 • No responses
WEBPAGE	<ul style="list-style-type: none"> • edmonton.ca/walkerplanningapplications

Conclusion

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

APPENDICES

- 1 Approved Walker NSP Land Use and Population Statistics – Bylaw 19202
- 2 Proposed Walker NSP Land Use and Population Statistics – Bylaw 19638
- 3 Approved Walker NSP Map – Bylaw 19202
- 4 Proposed Walker NSP Map – Bylaw 19638
- 5 Application Summary

BYLAW 19202

WALKER NEIGHBOURHOOD STRUCTURE PLAN
APPROVED LAND USE AND POPULATION STATISTICS

	Area (ha)	% of GDA
Gross Area	283.05	
Arterial Roadways	10.01	
Pipeline Right-of Ways	4.83	
Gross Developable Area	268.21	100.00
Community Commercial	18.85	5.9
Neighbourhood Commercial	2.24	0.8
Municipal Reserve Parks/School	29.53	11.0
District Park Campus	18.36	6.8
School/Park Site	7.00	2.6
Pocket Parks	4.17	1.6
Stormwater Management	17.85	6.7
Transit Centre	1.24	0.5
Park and Ride Facility	4.19	1.6
Circulation	40.85	15.2
Total Non-Residential Area	111.75	41.7
Net Residential Area	156.46	58.3

	Area (ha)	Units/ha	Units	% of Total Units	People / Unit	Population
Low Density Residential	120.42	25	3011	55.4	2.8	8429
Medium Density Residential						
Row Housing	21.57	45	971	17.9	2.8	2718
Low Rise	13.39	90	1205	21.9	1.8	2169
High Density	1.08	225	243	4.4	1.5	365
Total Residential	156.46		5430	99.6		13681

Population per Net Hectare (ppnha):	87
Units Per Net Residential Density:	35
LDR/MDR/HDR Ratio:	55 / 40 / 4

Student Generation Statistics

Level	Public	Separate	Total
Elementary	513	257	770
Junior	257	128	385
Senior	257	128	385
Total	1027	513	1540

BYLAW 19638

WALKER NEIGHBOURHOOD STRUCTURE PLAN PROPOSED LAND USE AND POPULATION STATISTICS

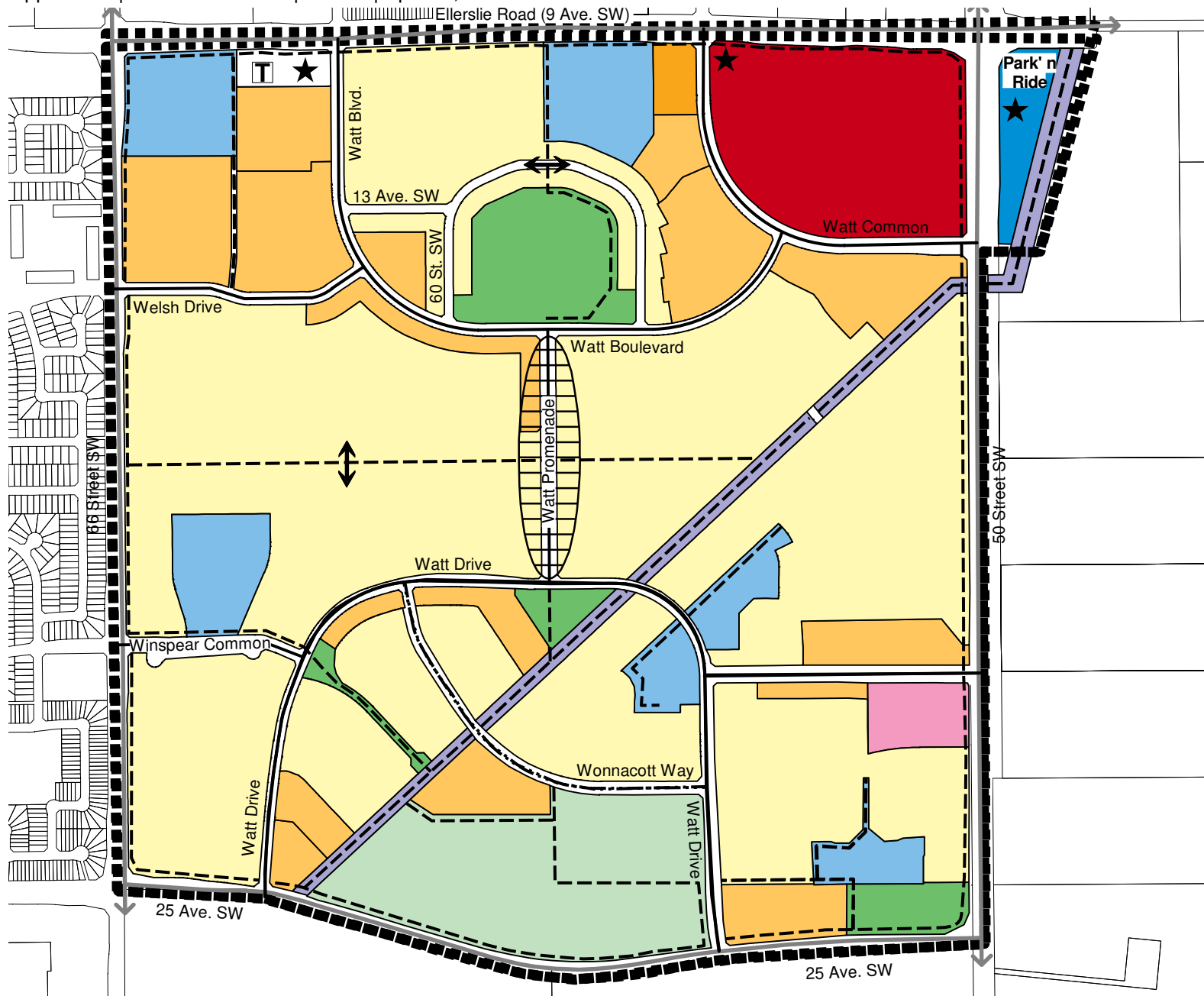
	Area (ha)	% of GDA
Gross Area	283.05	
Arterial Roadways	10.01	
Pipeline Right-of Ways	4.83	
Gross Developable Area	268.21	100.00
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Neighbourhood Commercial	2.24	0.8
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School/Park Site	7.00	2.6
Pocket Parks	4.17	1.6
Stormwater Management	17.85	6.7
Transit Centre	1.24	0.5
Park and Ride Facility	4.19	1.6
Circulation	40.85	15.2
Total Non-Residential Area	111.75	41.7
Net Residential Area	156.46	58.3

	Area (ha)	Units/ha	Units	% of Total Units	People / Unit	Population
Low Density Residential	120.73	25	3018	55.7	2.8	8451
Medium Density Residential						
Row Housing	21.26	45	957	17.6	2.8	2679
Low Rise	13.39	90	1205	22.2	1.8	2169
High Density	1.08	225	243	4.5	1.5	365
Total Residential	156.46		5423	100.0%		13664

Population per Net Hectare (ppnha): 87
Units Per Net Residential Density: 35
LDR/MDR/HDR Ratio: 55 / 40 / 4

Student Generation Statistics

Level	Public	Separate	Total
Elementary	513	257	770
Junior	257	128	385
Senior	257	128	385
Total	1027	513	1540

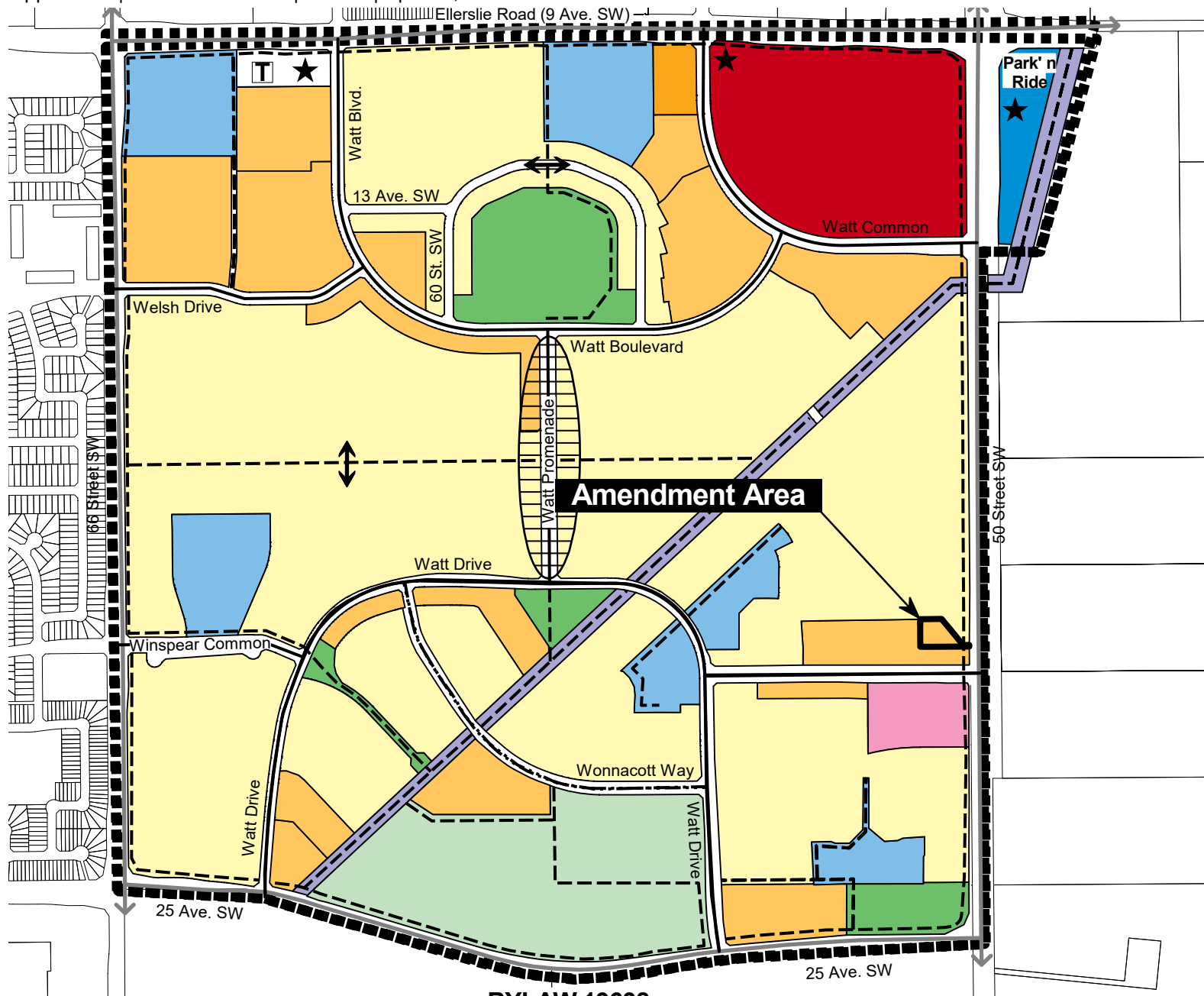


**BYLAW 19202
WALKER**
Neighbourhood Structure Plan
(as amended)



	Low Density Residential		Park 'n Ride Site
	Medium Density Residential		Enhanced Pedestrian Connection
	High Density Residential		Multi-Use Trail
	Community Commercial		Transit Centre
	Neighbourhood Commercial		Future HST Stop
	District Park Campus		Collector Roadway
	School / Park		Minor Collector (Non-Transit)
	Stormwater Management Facility		Arterial Roadway
	Pipeline Right-of-Way		NSP Boundary

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.



BYLAW 19638 AMENDMENT TO WALKER

Neighbourhood Structure Plan (as amended)

	Low Density Residential		Park 'n Ride Site
	Medium Density Residential		Enhanced Pedestrian Connection
	High Density Residential		Multi-Use Trail
	Community Commercial		Transit Centre
	Neighbourhood Commercial		Future HST Stop
	District Park Campus		Collector Roadway
	School / Park		Minor Collector (Non-Transit)
	Stormwater Management Facility		Arterial Roadway
	Pipeline Right-of-Way		NSP Boundary
			Amendment Area

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment Rezoning
Bylaw:	19638
Charter Bylaw:	19639
Location:	North of 25 Avenue SW and west of 50 Street SW
Address:	2110 - 50 Street SW
Legal Description:	portions of SE-23-51-24-4
Site Area:	0.78 ha
Neighbourhood:	Walker
Notified Community Organization:	Summerside Community League
Applicant:	Mike Vivian; Stantec

PLANNING FRAMEWORK

Current Zone:	(RF5) Row Housing Zone
Proposed Zones:	(DC2) Site Specific Development Control Provision (RLD) Residential Low Density Zone
Plans in Effect:	Walker Neighbourhood Structure Plan (NSP) Southeast Area Structure Plan (ASP)
Historic Status:	None

Written By:	Sean Conway
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination

Charter Bylaw 19639

To allow for Row Housing and low density housing, Walker

Purpose

Rezoning from RF5 to DC2 & RLD; located at 2110 – 50 Street SW.

Readings

Charter Bylaw 19639 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree “That Charter Bylaw 19639 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 1 and April 10, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

This application proposes to rezone the subject site from (RF5) Row Housing Zone to (DC2) Site Specific Development Control Provision and (RLD) Residential Low Density Zone. The DC2 Provision will allow for Multi-unit Housing in the form of Row Housing with reduced Site Area, Site width, and landscaping, and increased Height and Site coverage. The RLD zone will allow for a range of low density residential uses and built-forms.

This application is accompanied by Bylaw 19638, which proposes to amend the Walker NSP to align with this proposed rezoning.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Public Engagement

An Advance Notice was sent to surrounding property owners and the Summerside Community League on January 28, 2021. No responses were received.

Attachments

1. Charter Bylaw 19639
2. Administration Report (Attached to Bylaw 19638 - item 3.8)

Charter Bylaw 19639

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3184

WHEREAS portions of SE-23-51-24-4; located at 2110 - 50 Street SW, Walker, Edmonton, Alberta, are specified on the Zoning Map as (RF5) Row Housing Zone; and

WHEREAS an application was made to rezone the above described property to (DC2) Site Specific Development Control Provision and (RLD) Residential Low Density Zone;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as portions of SE-23-51-24-4; located at 2110 - 50 Street SW, Walker, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (RF5) Row Housing Zone to (DC2) Site Specific Development Control Provision and (RLD) Residential Low Density Zone.
2. The uses and regulations of the aforementioned DC2 Provision are annexed hereto as Schedule "B".

3. The sketch plan annexed hereto as Schedule "A" and the uses and regulations of the DC2 Provision shown on Schedule "B" annexed hereto are hereby incorporated into the Zoning Bylaw, being Part IV to Bylaw 12800, The Edmonton Zoning Bylaw.

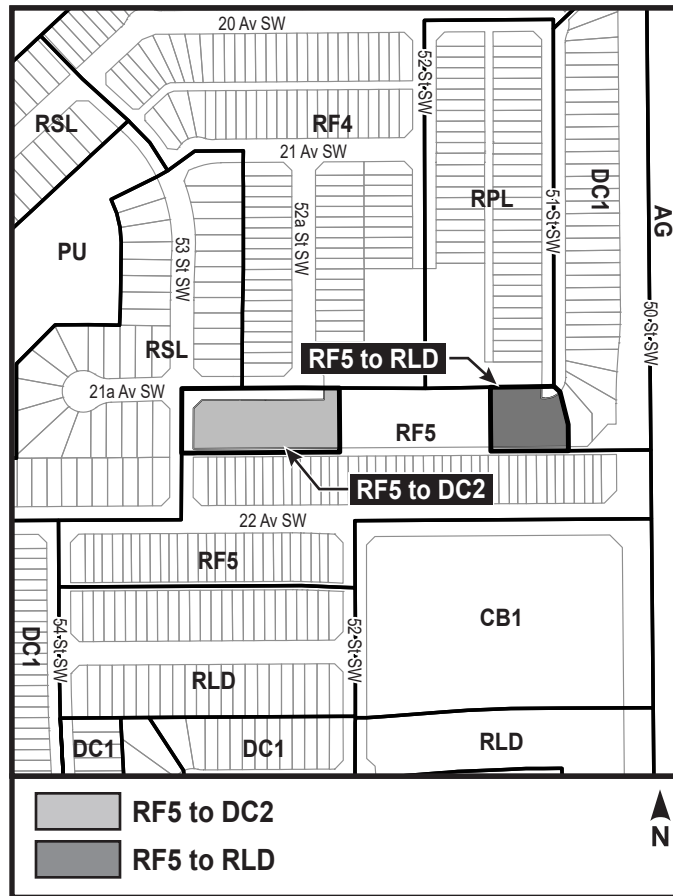
READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 19639



SCHEDULE “B”**(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION****1. General Purpose**

To allow Multi-unit housing to be developed in the form of row housing with reduced Site Area and Site Width, and increased Height and Site coverage.

2. Area of Application

This DC2 Provision shall apply to a portion of SE-23-51-25-4 located south of 21A Avenue SW and east of 53 Street SW in the Walker neighbourhood, as shown on Schedule “A” of the Bylaw adopting this Provision.

3. Uses

- a. Major Home Based Business
- b. Minor Home Based Business
- c. Multi-unit Housing, in the form of row housing
- d. Residential Sales Centre
- e. Supportive Housing, restricted to Limited Supportive Housing
- f. Urban Gardens
- g. Urban Outdoor Farms
- h. Fascia On-premises Signs

4. Development Regulations

- a. The development shall be in accordance with these regulations and in general accordance with Appendix 1.
- b. The minimum Site Area shall be 106 m².
- c. The minimum Lot Width shall be in accordance with Table 1.

Table 1 Minimum Lot Width – Individual Lots	
i. Multi-unit Housing, in the form of row housing – internal Dwelling	4.2 m
ii. Multi-unit Housing, in the form of row housing – end Dwelling	5.4 m

iii.	Multi-unit Housing, in the form of row housing – corner Dwelling, abutting the flanking public roadway, other than a Lane	6.7 m
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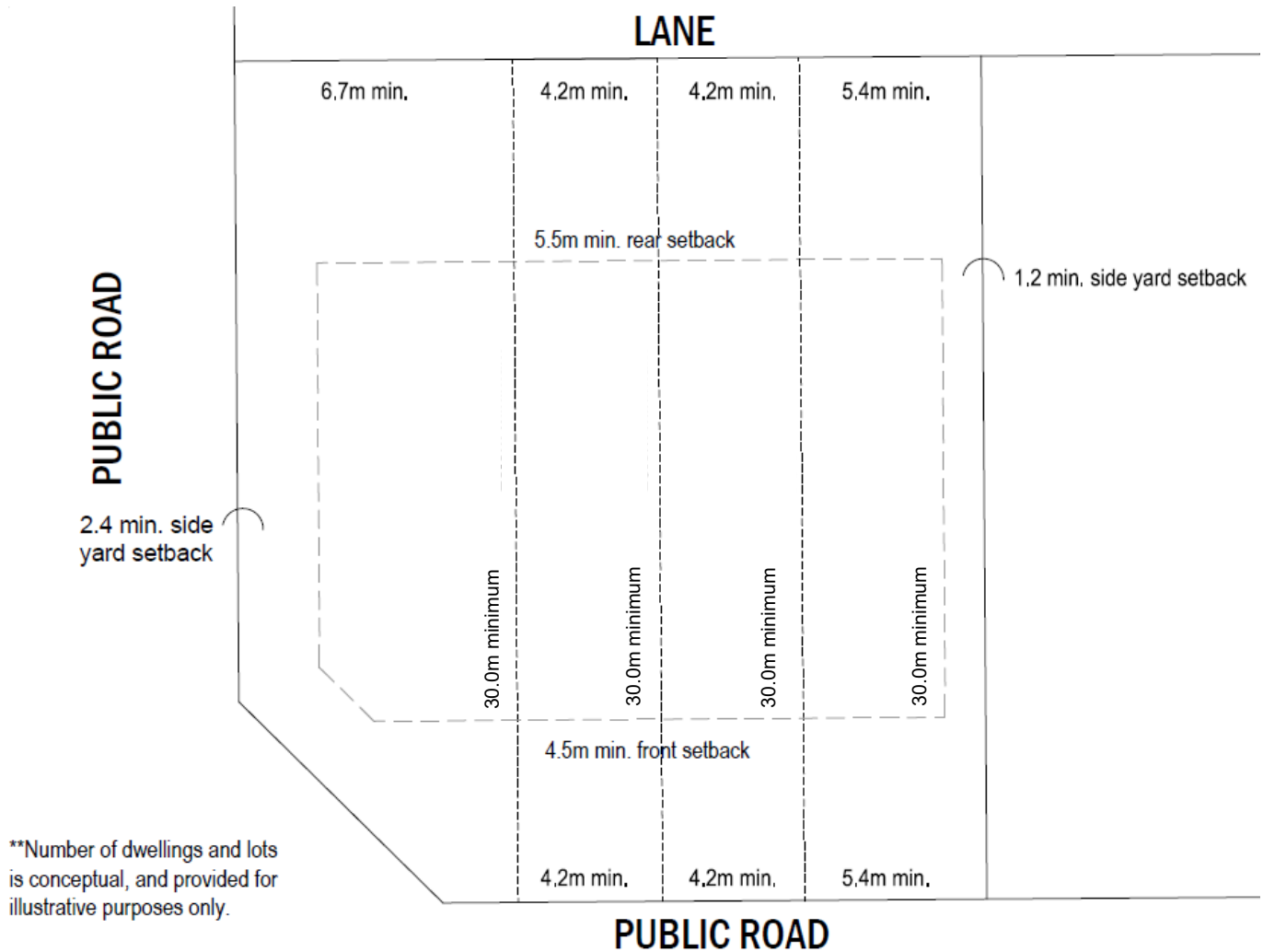
- d. The minimum Site Depth shall be 30.0 m.
- e. The minimum Front Setback shall be 4.5 m.
- f. The minimum Rear Setback shall be 5.5 m.
- g. The minimum Side Setback for an end Dwelling shall be 1.2m, except that on a Corner Site, the minimum Side Setback abutting the flanking public roadway, other than a Lane, shall be 2.4 m.
- h. The maximum total Site Coverage shall be in accordance with Table 2, inclusive of the attached Garage:

Table 2 Maximum Site Coverage – Individual Lots	Principal building with attached Garage
i. Multi-unit Housing, in the form of row housing – internal Dwelling	55%
ii. Multi-unit Housing, in the form of row housing – end Dwelling	45%
iii. Multi-unit Housing, in the form of row housing – corner Dwelling, abutting the flanking public roadway, other than a Lane	40%

- i. The maximum Height shall not exceed 13.0 m.
- j. Each Dwelling unit shall provide a minimum 15.0 m² of private outdoor Amenity Area.
- k. Each Dwelling within Multi-unit Housing, in the form of row housing shall be individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the Façade, porches or entrance features, building materials, or other treatments.
- l. On Corner Sites, the Facades of a principal building abutting the Front Lot Line and flanking Side Lot Line shall use consistent building materials and architectural

- features, and shall include features such as windows, doors, or porches.
- m. row housing shall not repeat the same architectural features more than six times on a block face.
 - n. Notwithstanding Section 55 of the Zoning Bylaw, a minimum of one tree and four shrubs shall be provided for on each Lot.
 - o. Vehicular access shall be from a Lane.
 - p. Signs shall comply with the regulations found in Section 59A.

Appendix 1 – DC2 Site Plan



**This site plan is intended to be utilized for illustrative purposes only*

Charter Bylaw 19646

To allow for medium-density residential uses, Griesbach

Purpose

Rezoning from (RF5g) Griesbach Row Housing Zone to (RA7g) Griesbach Low Rise Apartment Zone, located in a portion of 10555 - 153 Avenue NW.

Readings

Charter Bylaw 19646 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Charter Bylaw 19646 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 1, 2021 and April 10, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

This application proposes to rezone the subject land from (RF5g) Griesbach Row Housing Zone to (RA7g) Griesbach Low Rise Apartment Zone. The application also proposes to amend Appendix I of Section 940 of the Zoning Bylaw (Special Area Griesbach). Rezoning to RA7g allows for the development of multi-unit housing up to a maximum height of 18 metres. The applicant's intent is to develop the site with four storey, low-rise apartment uses. The proposed rezoning conforms to the approved Griesbach Neighbourhood Area Structure Plan, which designates the site for Medium Density Residential uses.

The proposed rezoning provides for increased housing choices within Griesbach, contributes towards residential densification, will utilize land and infrastructure efficiently, and is compatible with the existing development in the area. All comments from civic departments or utility agencies regarding this proposal have been addressed.

Public Engagement

Advance Notice was sent to surrounding property owners, and the Griesbach Community League and Castle Downs Recreation Society Area Council on January

22, 2021. Four responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19646
2. Administration Report

Charter Bylaw 19646

A Bylaw to amend Bylaw 12800, as
amended, The Edmonton Zoning Bylaw
Amendment No. 3186

WHEREAS a portion of SW-29-53-24-4 and NW-29-53-24-4; located at 10555-153 Avenue NW, Griesbach, Edmonton, Alberta, are specified on the Zoning Map and Appendix 1 to Section 940 Special Area Griesbach as (RF5g) Griesbach Row Housing Zone; and

WHEREAS an application was made to rezone the above described property to (RA7g) Griesbach Low Rise Apartment Zone;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as a portion of SW-29-53-24-4 and NW-29-53-24-4; located at 10555-153 Avenue NW, Griesbach, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule “A”, from (RF5g) Griesbach Row Housing Zone to (RA7g) Griesbach Low Rise Apartment Zone.

2. The Edmonton Zoning Bylaw is hereby further amended by deleting from it Appendix 1 to Section 940 Special Area Griesbach and substituting therefore as Appendix 1 the map attached as Schedule “B”.

READ a first time this day of , A.D. 2021

READ a second time this day of , A.D. 2021

READ a third time this day of , A.D. 2021

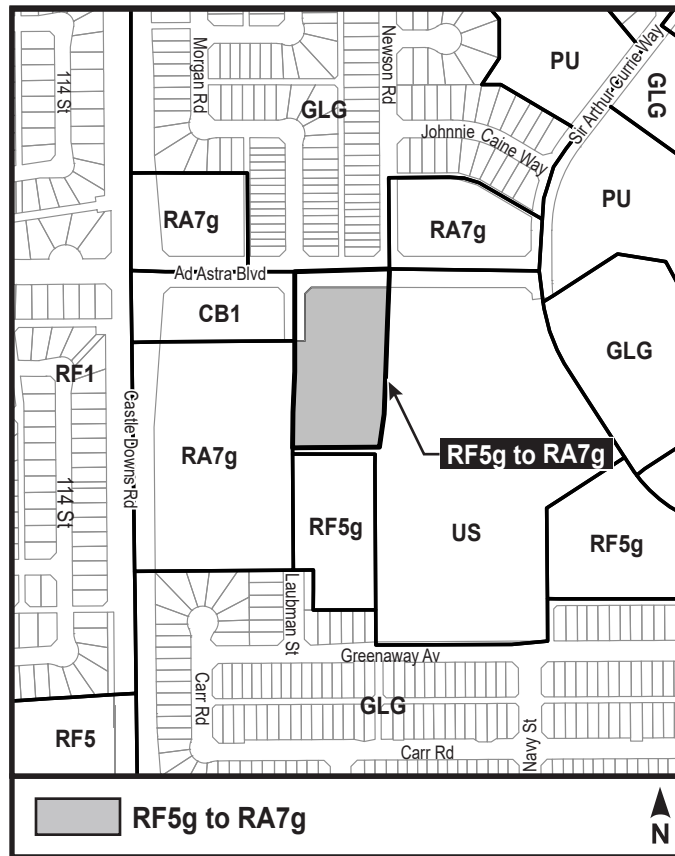
SIGNED and PASSED this day of , A.D. 2021.

THE CITY OF EDMONTON

MAYOR

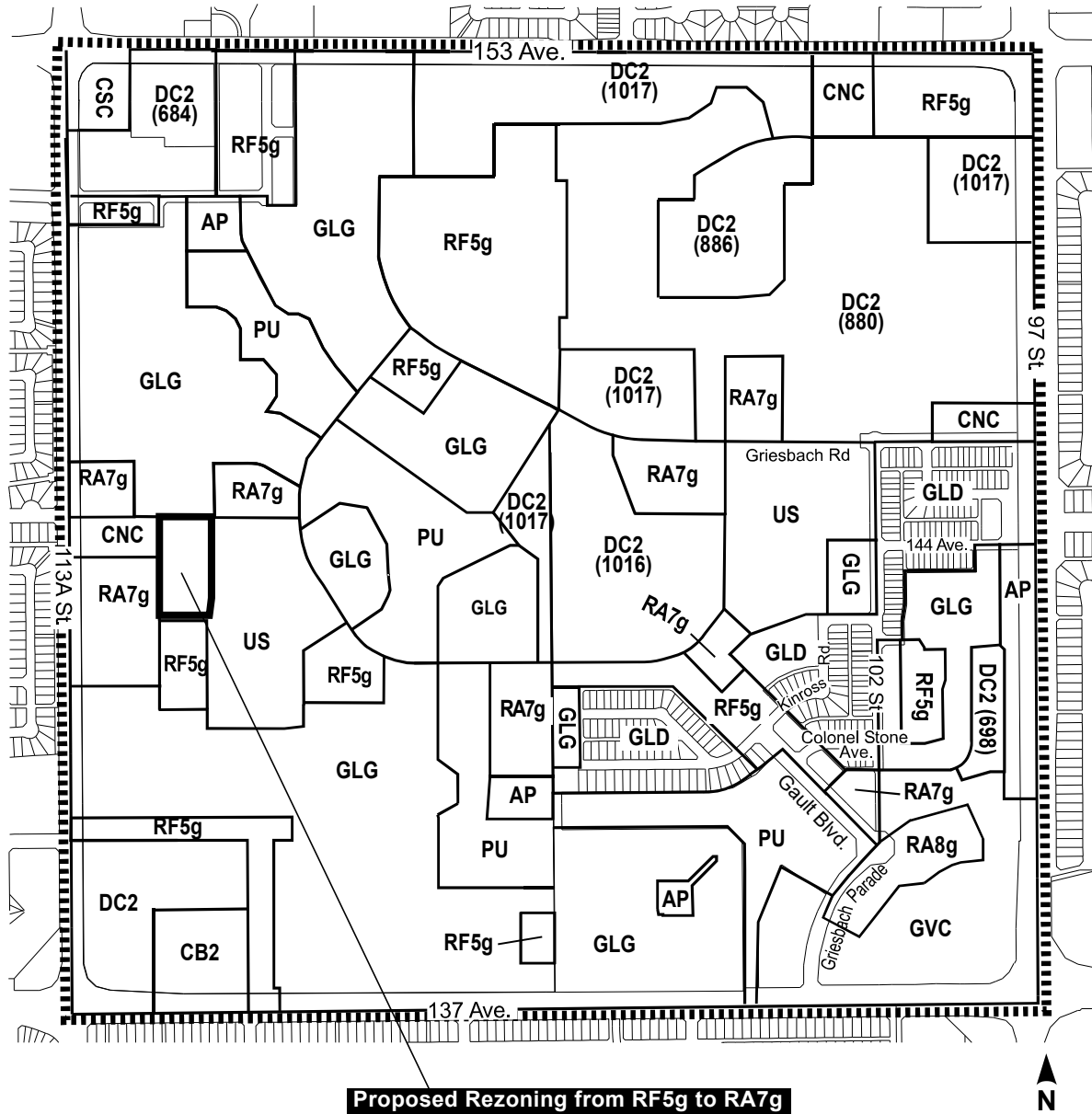
CITY CLERK

CHARTER BYLAW 19646



Special Area, Griesbach

Appendix 1 to Section 940 of Bylaw 12800, as amended by subsequent appropriate Bylaws.



Special Area Boundary

Amendment Boundary

Page 139 of 376

Report Summary

This application was submitted by Scheffer Andrew Ltd. on January 14, 2021 on behalf of the Canada Lands Corporation. The application proposes to rezone a parcel of land in the central-western area of Griesbach Medium Density Residential area from the existing (RF5g) Griesbach Row Housing Zone to (RA7g) Griesbach Low Rise Apartment Zone. The proposed RA7g Zone allows for a variety of multi-unit housing forms, with a primary focus on low-rise apartment development.

The proposal is in alignment with the applicable policies of the City Plan by aligning with the goals and policies to accommodate future growth for an additional 1.25 million population within Edmonton's existing boundaries. The rezoning provides increased density, variety in housing in proximity to a future LRT station, and promotes compact development in line with the City Plan.

The plan in effect is the Griesbach Neighbourhood Area Structure Plan (NASP), which designates the site for Medium Density Residential, including low-rise apartment buildings.

The Application

CHARTER BYLAW 19646 proposes to rezone the subject area by changing the zoning from (RF5g) Griesbach Row Housing Zone to (RA7g) Griesbach Low Rise Apartment Zone. The proposed RA7g Zone would allow for an 18 metre high (approximately four storey) residential building in the form of multi-unit housing with limited commercial opportunities at the ground level, such as Health Services, Convenience Retail Stores and Specialty Food Services.

Charter Bylaw 19646 conforms to the Griesbach NASP, which designates the site for Medium Density Residential. The Charter Bylaw also proposes to amend Appendix I of Section 940 of the Zoning Bylaw (Special Area Griesbach).

Site and Surrounding Area

The site is south of Ad Astra Boulevard NW within the central-western portion of Griesbach neighbourhood. The site to the west is developed with a retail building and there are developed row housing units to the north of Ad Astra Boulevard. There is also a low-rise apartment building under construction northwest of the application area. The other sites surrounding the rezoning area are vacant.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (RF5g) Griesbach Row Housing Zone 	<ul style="list-style-type: none"> • Vacant/undeveloped land
CONTEXT		
North	<ul style="list-style-type: none"> • (GLG) Griesbach Low Density Residential with Garden Suites Zone • (RA7g) Griesbach Low Rise Apartment Zone 	<ul style="list-style-type: none"> • Developed four-unit row housing (Multi-unit Housing) area • Low-rise apartment building under construction and vacant land
East	<ul style="list-style-type: none"> • (US) Urban Services Zone 	<ul style="list-style-type: none"> • Vacant/undeveloped land
South	<ul style="list-style-type: none"> • (RF5g) Griesbach Row Housing Zone 	<ul style="list-style-type: none"> • Vacant/undeveloped land
West	<ul style="list-style-type: none"> • (CB1) Low Intensity Business Zone • (RA7g) Griesbach Low Rise Apartment Zone 	<ul style="list-style-type: none"> • Commercial and retail building with day care • Vacant/undeveloped



AERIAL VIEW OF PROPOSED RA7g AREA

Planning Analysis

The proposed rezoning is compatible with surrounding area land uses, and conforms to the approved Griesbach Neighbourhood Area Structure Plan and City Plan.

LAND USE COMPATIBILITY

Charter Bylaw 19646 represents an increase of potential density and development opportunity from the existing RF5g zone that allows for multi-unit housing in the form of row housing to RA7g that would allow for multi-unit housing in the form of low-rise apartment buildings.

The proposed rezoning is compatible with surrounding existing and proposed zoning and development. A mix of low and medium density residential surround the site in addition to the commercial site developed with retail and daycare use to the west and a School/Recreation area to the east.

RF5g and RA7g COMPARISON SUMMARY

Griesbach contains special area zoning that modifies common residential zones like RF5 and RA7 in Edmonton with appropriate land use regulations for the area in order to achieve the objectives of the Griesbach NASP. The table below compares the existing RF5g Zone and the proposed RA7g Zone for the subject area.

	RF5g Zone <i>Current</i>	RA7g Zone <i>Proposed</i>
Maximum Height	12.0 m	18.0 m
Maximum Floor Area Ratio (FAR)	Depends on lot size	2.3 to 2.5 with larger units
Density	Minimum: 35 du/ha Maximum: None	Minimum: 45 du/ha Maximum: None
Minimum Setbacks		
Side	2.0 m; and 3.0 m abutting a roadway	2.0 m in all cases and 4.0 m for four storeys; and 3.0 m abutting a roadway
Front	1.0 m	3.0 m
Rear	7.5 m and 5.5 m with a rear attached garage	7.5 m

PLANS IN EFFECT

The proposed rezoning conforms to the goals and objectives of the Griesbach Neighbourhood Area Structure Plan (NASP) which designates the subject site as Medium Density Residential. This designation allows for a "variety of medium density housing/high density residential forms" including stacked row housing and low-rise apartment buildings. The NASP further states that multiple-unit housing and apartments should be in locations with amenity and good access, and to locate multiple-unit housing at edges and focal points. The subject rezoning area is approximately 150 m away from the major arterial, Castle Downs Road and on the major collector road, Ad Astra Boulevard.

CITYPlan Alignment

The application is in alignment with the applicable policies of the City Plan by aligning with the goals and policies to accommodate future growth for an additional 1.25 million population within Edmonton's existing boundaries. To do this, anticipated residential growth in the developing areas will be guided by existing plan approvals for the 1 to 1.25 million population horizon.

One of the key policies of the City Plan is that Edmontonians have the ability to live locally, with access to diverse housing options in communities that support their daily needs. Charter Bylaw 19646 aligns with this policy by providing increased density and variety of housing in proximity to mass transit and a future LRT station.

APPLICABLE GUIDELINES

Transit Oriented Development Guidelines

The subject site is approximately 160 m of a future at-grade LRT station, as part of the Metro Line NW LRT Extension, located on the east side of Castle Downs Road NW and 145 Avenue NW, which is west of Ad Astra Boulevard. The future LRT station is identified as a New Neighbourhood Station in the Transit Oriented Development (TOD) Guidelines and the guidelines should be considered at the time of detailed site planning.

Technical Review

Transportation

Transportation has reviewed this application and provides the following advisements. The applicant will be required to construct the following improvements when developing the site in the future:

- Laubman Street to an enhanced local roadway
- Shared use path on the west side of the future school site
- Concrete walkway with lighting and bollards with connections to adjacent paths
- Zebra marked crosswalk with curb ramps and pedestrian signage

Drainage

Drainage has reviewed this Charter Bylaw and advises that permanent sanitary and stormwater servicing is available from the sewers along Ad Astra Boulevard and Laubman Street NW.

EPCOR Water

EPCOR Water supports this Charter Bylaw and advises that water servicing to the site is available by connecting to existing water mains adjacent to the site on Laubman Street south of Ad Astra Boulevard and north of Greenway Avenue NW.

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

Community Engagement

ADVANCE NOTICE January 22, 2021	<ul style="list-style-type: none"> • Number of recipients: 46 • No responses received: 4 • Number of responses with questions: 1 • Number of responses with concerns: 3 • Common comments included: <ul style="list-style-type: none"> o Preference for row housing instead of low-rise apartment housing for the area o There are already low-rise apartment areas in the vicinity o Will change the appearance and character of neighbourhood o Concerns with density o Concerns with RA7g zoning for a site to the west of Newson Road and northwest of the application area
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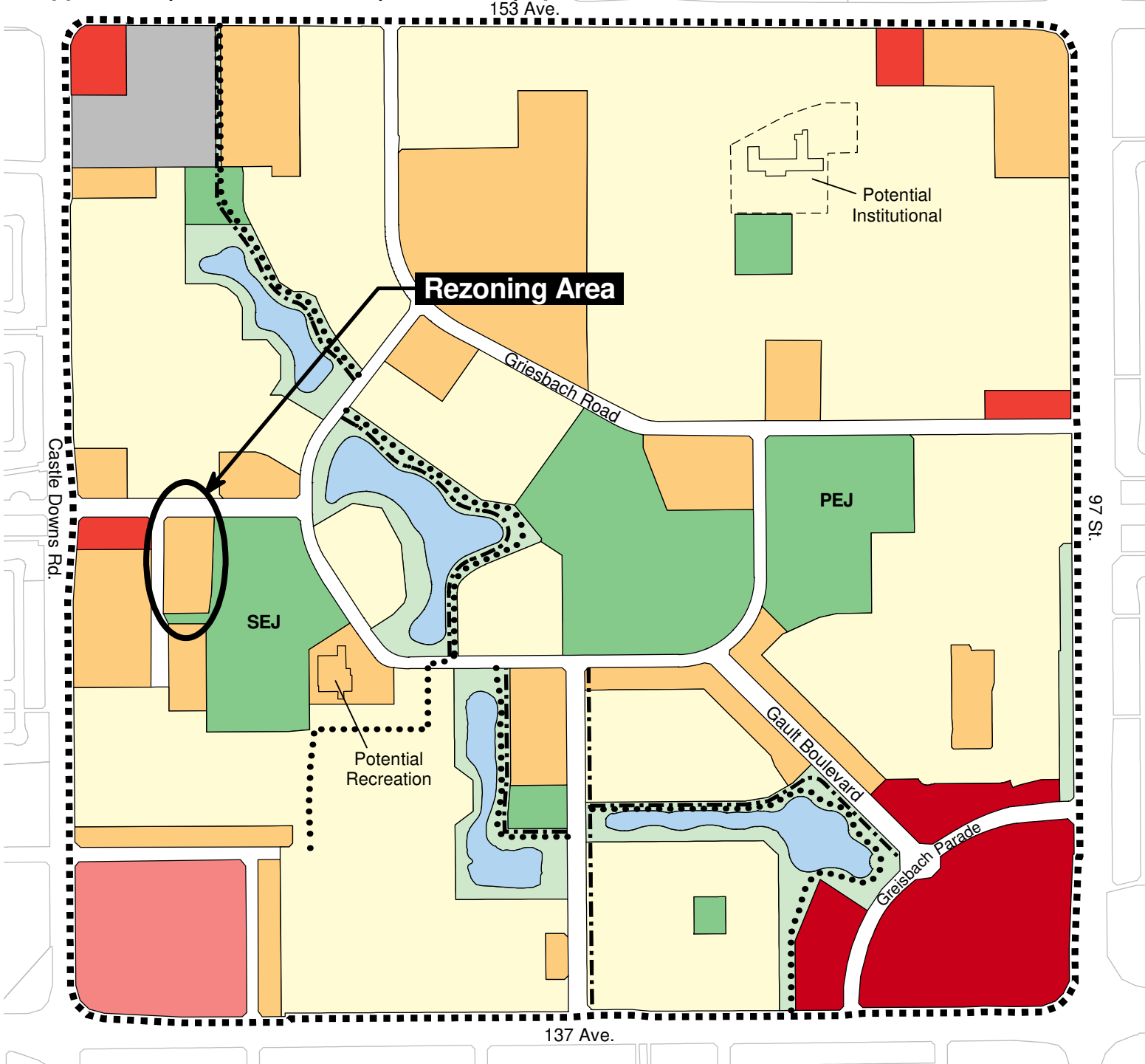
	<ul style="list-style-type: none"> o Will leave this part of Griesbach crowded and compromise the aesthetic that the rest of the neighbourhood maintains o Higher-density building will affect quiet enjoyment of area in comparison with row housing with greater disruption during construction and afterwards o Concerns with parking in area o Street parking and traffic are contentious already and adding more density will add pressure on roads and increase traffic volumes with more frequent occurrences of speeding and not obeying traffic signs o Bought their home on expectation from builder and developer plans to develop low-density housing on the site o Questions about surrounding area development intent o The rezoning for the site is fine
PUBLIC ENGAGEMENT SESSION	<ul style="list-style-type: none"> • Not held
WEBPAGE	<ul style="list-style-type: none"> • edmonton.ca/griesbachplanningapplications

Conclusion

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

APPENDICES












- 1 Context Plan Map
- 2 Application Summary



**BYLAW 17228
APPROVED
GRIESBACH**

Neighbourhood Area Structure Plan
(as amended)



- | | | | |
|---|--|---|----------------------------|
|  | Low Density Residential with Minor Row Housing |  | Schools / Recreation |
|  | Medium Density Residential |  | Waterway / Open Space |
|  | Local Commercial |  | Pedestrian Route |
|  | Village Centre |  | Multi-use Route |
|  | Mixed Use |  | Boundary of Griesbach NASP |
|  | Aging-in-Place Campus | | |

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19646
Location:	South of Ad Astra Boulevard NW and east of Castle Downs Road NW (and east of future Laubman Street NW)
Address:	A portion of 10555 - 153 Avenue NW
Legal Description:	A portion of SW-29-53-24-4 and NW-29-53-24-4
Site Area:	Proposed RA7g: 1.5 ha Titled lot: 43.3 ha
Neighbourhood:	Griesbach
Notified Community Organization:	Griesbach Community League, Castle Downs Recreation Society Area Council
Applicant:	Aime Stewart, Scheffer Andrew

PLANNING FRAMEWORK

Current Zone and Overlay:	(RF5g) Griesbach Row Housing Zone
Proposed Zone:	(RA7g) Griesbach Low Rise Apartment Zone
Plan in Effect:	Griesbach Neighbourhood Area Structure Plan
Historic Status:	N/A

Written By:	Kenan Handzic
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination

Charter Bylaw 19651

To allow for low rise multi-unit housing, Woodcroft

Purpose

Rezoning from RF1 and RF3 to RA7; located at 13512 and 13530 - 115 Avenue NW.

Readings

Charter Bylaw 19651 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Charter Bylaw 19651 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 1, 2021 and April 10, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

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) 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, focusing on key nodes and corridors. There is no local area plan for this area of the City.

Public Engagement

On November 9, 2020, administration sent an advance notice to surrounding property owners and the Woodcroft Community League. Six responses were received.

Due to public health precautions related to COVID-19, an in-person Public Engagement Session was not held for this application. Instead, from January 18 to January 31, 2021, online feedback was collected through the City's Engaged Edmonton webpage. This page was visited by 543 people, and 79 comments were received.

Feedback received from the above is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19651
2. Administration Report

Charter Bylaw 19651

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3189

WHEREAS Lots 18-19, Block 6, Plan 5469HW; located at 13512 and 13530 - 115 Avenue NW, Woodcroft, Edmonton, Alberta, are specified on the Zoning Map as (RF1) Single Detached Residential Zone and (RF3) Small Scale Infill Development Zone; and

WHEREAS an application was made to rezone the above described properties to (RA7) Low Rise Apartment Zone;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as Lots 18-19, Block 6, Plan 5469HW; located at 13512 and 13530 - 115 Avenue NW, Woodcroft, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from (RF1) Single Detached Residential Zone and (RF3) Small Scale Infill Development Zone to (RA7) Low Rise Apartment Zone.

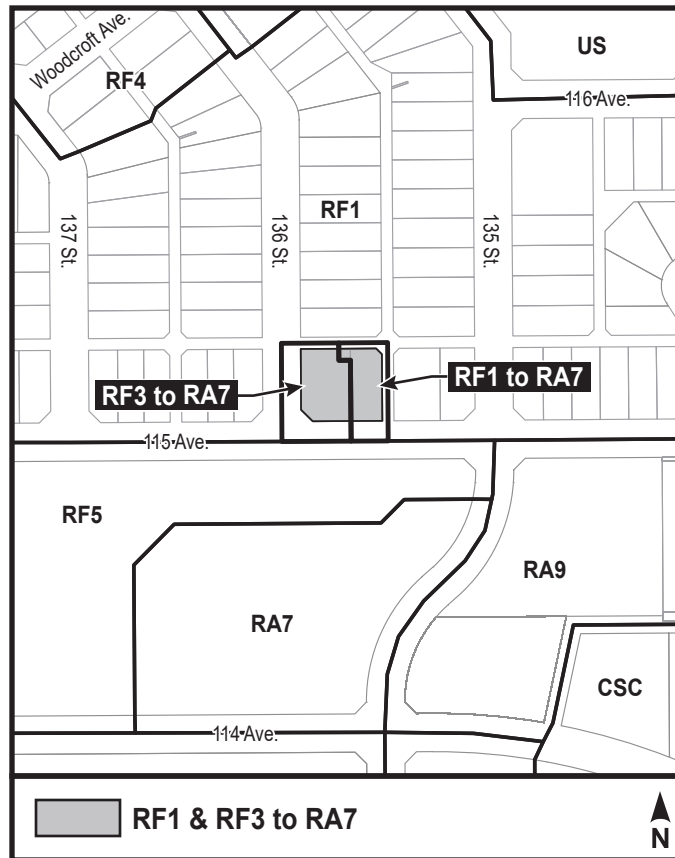
READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 19651

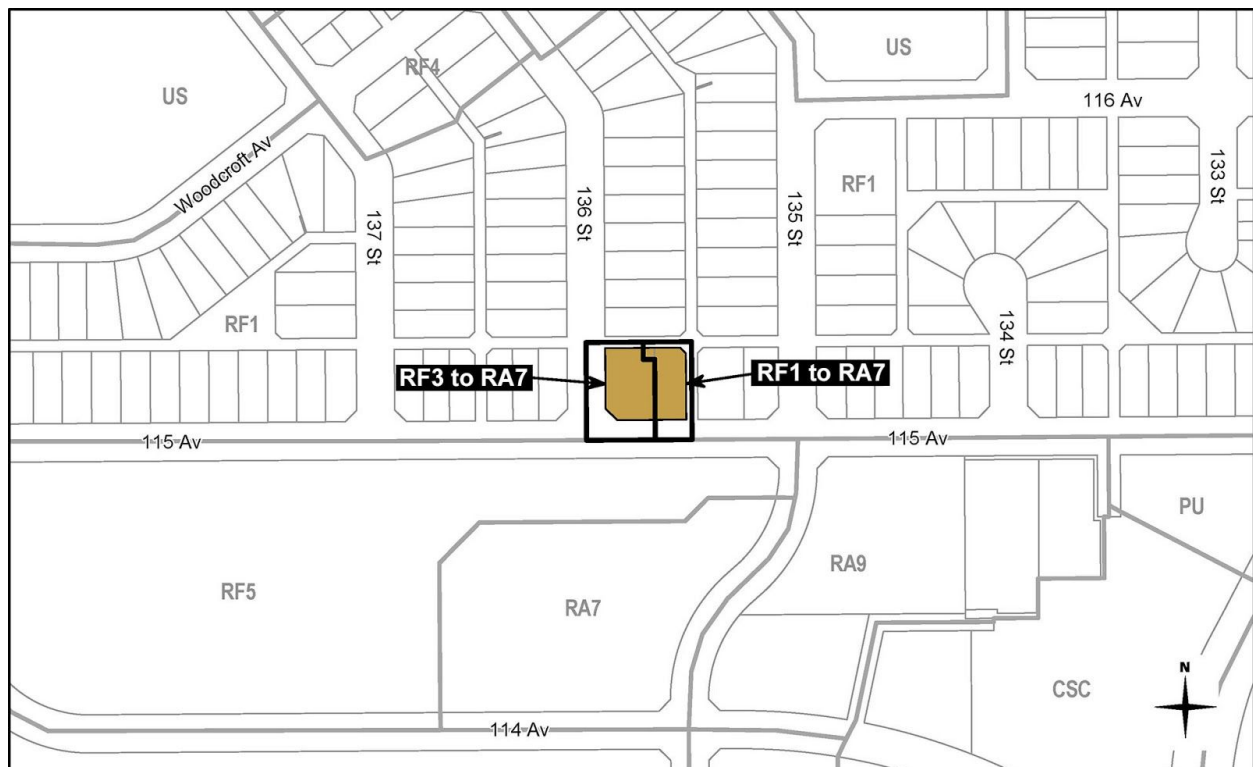




ADMINISTRATION REPORT **REZONING** WOODCROFT

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.

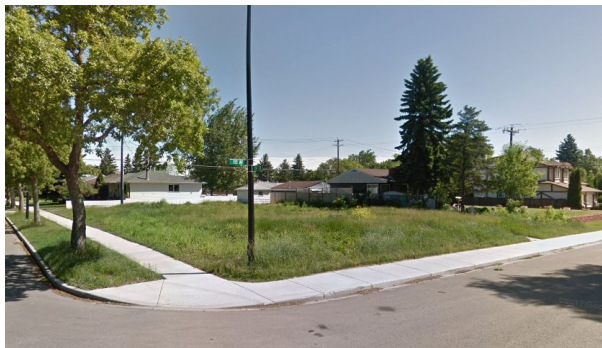
Site and Surrounding Area

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.

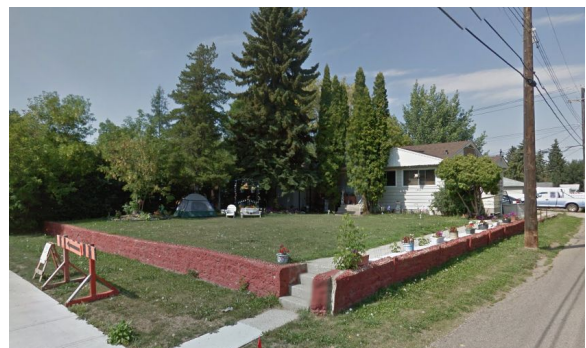


AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF1) Single Detached Residential Zone (RF3) Small Scale Infill Development Zone	Single Detached House Vacant lot
CONTEXT		
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

	RF1 <i>Current</i>	RF3 <i>Current</i>	RA7 Zone <i>Proposed</i>
Maximum Height	8.9 m	8.9 m	14.5 m flat roof/ 16.0 m pitched roof
Maximum Floor Area Ratio (FAR)	n/a	n/a	2.3
Maximum Density	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
Minimum Setbacks and Stepbacks			
Front Setback	Determined based on adjacent front setback	Determined based on adjacent front setback	4.5 m
Interior Side Setback	1.2 m	1.2 m	1.2 m 3.0 m above 10.0 m
Rear Setback	15.2 m 40% of Site Depth	15.2 m 40% of Site Depth	7.5 m
Flanking Side Setback	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

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

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

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.

Planning Coordination
DEVELOPMENT SERVICES



PROJECT WEBSITE: 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.

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>

WHAT WE HEARD

Support: 28

Opposed: 55

Neutral/Mixed: 2

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)

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.

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:

- 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 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, Bev Esslinger directly (bev.esslinger@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:	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:	Jeff Booth
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination

Charter Bylaw 19653

To allow for the development of multi-unit housing, Prince Charles

Purpose

Rezoning from RF3 to RF5; located at 12211 127 Street NW.

Readings

Charter Bylaw 19653 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree “That Charter Bylaw 19653 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 1, 2021 and April 10, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of proposed Charter Bylaw 19653 is to change the zoning from the (RF3) Small Scale Infill Development Zone with the Mature Neighbourhood Overlay to the (RF5) Row Housing Zone. The proposed RF5 Zone would allow for the development of ground oriented housing and the Mature Neighbourhood Overlay would ensure the building design responds appropriately to the context of the surrounding area and maintains the pedestrian-oriented design of the streetscape. The applicant’s intent is to provide permanent supportive housing.

This proposal aligns with the goals and policies of the City Plan to provide permanent supportive housing and to accommodate growth in infill locations along key corridors. There is no Plan in Effect for this neighbourhood.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Public Engagement

Advance Notice was sent to surrounding property owners and the presidents of the Prince Charles and Sherbrooke Community Leagues on January 19, 2021. Two responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19653
2. Administration Report

Charter Bylaw 19653

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3191

WHEREAS Lot E, Block 30, Plan 1126HW; located at 12211 - 127 Street NW, Prince Charles, Edmonton, Alberta, is specified on the Zoning Map as (RF3) Small Scale Infill Development Zone; and

WHEREAS an application was made to rezone the above described property to (RF5) Row Housing Zone;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as Lot E, Block 30, Plan 1126HW; located at 12211 - 127 Street NW, Prince Charles, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from (RF3) Small Scale Infill Development Zone to (RF5) Row Housing Zone.

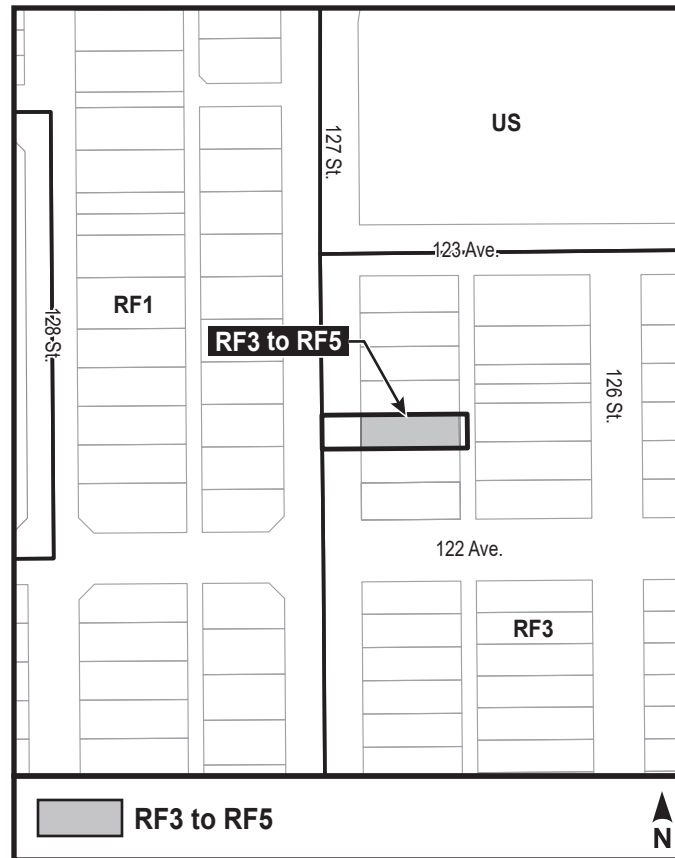
READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 19653





ADMINISTRATION REPORT **REZONING** PRINCE CHARLES

12211 127 Street NW

To allow for the development of multi-unit housing.



Recommendation: That Charter Bylaw 19653 to amend the Zoning Bylaw from (RF3) Small Scale Infill Development Zone to (RF5) Row Housing Zone be APPROVED.

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

- the property fronts onto an arterial roadway;
- it provides the opportunity for permanent supportive housing;
- the proposed zone aligns with City Plan for this location; and
- it is compatible with surrounding land uses as it is located within the Mature Neighbourhood Overlay.

Report Summary

This land development amendment application was submitted by Rockliff Pierzchajlo Kroman Architects Ltd on December 1, 2020 on behalf of Jasper Place Wellness Centre. This application proposes to change the designation of one parcel from (RF3) Small Scale Infill Development Zone to (RF5) Row Housing Zone. Although the general purpose of the RF5 Zone is to allow for the development of ground oriented housing, the applicant's intent is to provide permanent supportive housing. While the RF3 Zone would also allow for supportive housing, the applicant has indicated that their design and built form would not work under the current zoning.

This proposal aligns with the goals and policies of the City Plan to provide permanent supportive housing and to accommodate growth in infill locations along key corridors.

There is no local area plan for this area of the City.

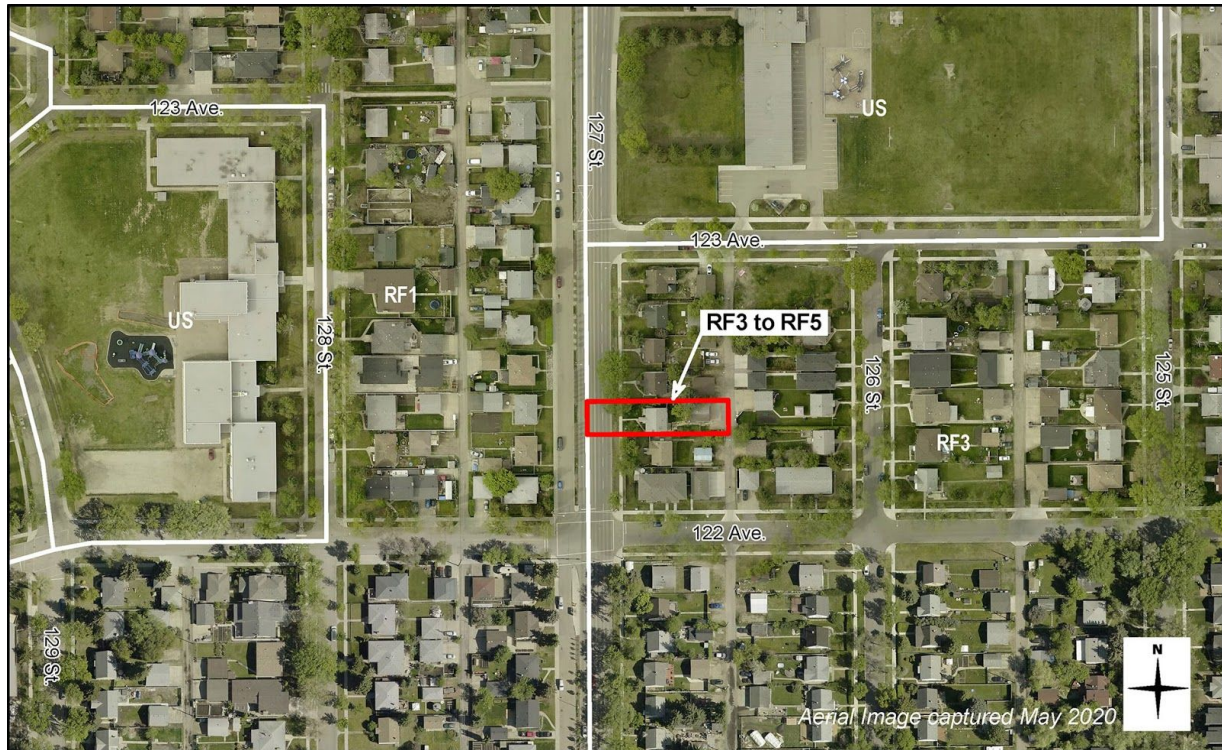
The Application

CHARTER BYLAW 19653 to amend the Zoning Bylaw from (RF3) Small Scale Infill Development Zone to (RF5) Row Housing Zone would allow for the development of ground oriented multi-unit or supportive housing.

Site and Surrounding Area

The property is located midblock between 122 and 123 Avenues on the east side of 127 Street NW, which is an arterial road at this location, and approximately two and half blocks from Yellowhead Trail NW. The site is located at the edge of the Prince Charles Neighbourhood, where the majority of properties are zoned as RF3. Across 127 Street NW to the west, is the Sherbrooke neighbourhood, which has a mix of residential zones, but primarily is zoned as (RF1) Single Detached Residential Zone. There is a service road along the west side of 127 Street NW, but there is no service road in front of the subject property, on the east side of the street.

The rest of the block to the north and south of the subject property consists of single detached residential. Prince Charles School (K-6) is located one block to the north and St. Pius Catholic School (Elementary) is located one block to the west.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF3) Small Scale Infill Development Zone	Single Detached House
CONTEXT		
North	(RF3) Small Scale Infill Development Zone	Single Detached House
East	(RF3) Small Scale Infill Development Zone	Single Detached House
South	(RF3) Small Scale Infill Development Zone	Single Detached House
West	(RF1) Single Detached Residential Zone	Single Detached Houses



FRONT OF HOUSE FROM WEST (Google Street View July 2018)

Planning Analysis

LAND USE COMPATIBILITY

The site is considered suitable for increased density and development intensity that the RF5 Zone would allow, due to the location along an arterial road, at the edge of the Prince Charles neighbourhood. The property is located midblock, between lots that are zoned RF3, which allows development up to 8.9 metres in height. While the (RF5) Row Housing Zone allows a maximum height of 10 metres, the difference is considered an appropriate transition from the RF3 Zone.

The site is within the boundaries of the Mature Neighbourhood Overlay, which applies to the RF5 Zone. Regulations in the RF5 Zone and Mature Neighbourhood Overlay include requirements for vehicular access to be from the laneway, respectful setbacks, articulation of the building facade, front entrances facing public roadways and window privacy.

ZONING COMPARISON SUMMARY

	RF3 + MNO <i>Existing</i>	RF5 + MNO <i>Proposed</i>
Principal Building	Multi-Unit Housing	Multi-Unit Housing
Height	8.9 m	10.0 m
Front Setback	Determined based on adjacent front setback	Determined based on adjacent front setback
Interior Side Setback	1.2 m minimum on either side, but must be 2.7 m total (20% of Site Width total)	1.2 m on either side
Rear Setback (40% of Site Depth)	15.6 m	15.6 m
Maximum No. Dwelling Units	Three (3) Principal Dwellings Three (3) Secondary Suites (minimum 150 m ² site area/principal Dwelling)	Four (4) Principal Dwellings Four (4) Secondary Suites (minimum 125 m ² site area/principal Dwelling)
Maximum No. Supportive Housing Units	Permitted: up to 6 residents Discretionary: no maximum	Permitted: up to 6 residents Discretionary: no maximum
Accessory Building	Detached Garage	Detached Garage
Height	4.3 m	4.3 m
Interior Side Setback	0.9 m	0.9 m
Flanking Side Setback	2.0 m	2.0 m
Rear Setback	1.2 m	1.2 m

PLANS IN EFFECT

There are no Plans in Effect for the Prince Charles Neighbourhood.

CITY PLAN ALIGNMENT

The proposed application aligns with goals and policies of the City Plan, to increase density along key corridors and provide opportunities for permanent supportive housing. The City Plan calls for the development of a range of affordable housing options, and to reach the goal that no Edmontonian is in core housing need. This proposal meets this objective by providing permanent supportive housing within a mature community.

The proposed rezoning to RF5 is considered suitable at this location, as 127 Street NW is considered a secondary corridor, and is therefore identified for low to mid-rise development. Secondary corridors are identified as vibrant commercial and residential streets, with a variation in types of uses along the length. As this portion of the street is mostly residential, it is suitable to maintain the residential focus, while allowing a slight increase in development intensity. Over time, as this corridor continues to evolve and redevelop, it would be expected that the corners could be more at the mid-rise scale, and the locations mid-block would be suitable for low-rise development. The RF5 Zone, while an increase in scale from the surrounding RF3 properties, is on the smaller scale of what would be encouraged along this street as it evolves.

Technical Review

TRANSPORTATION

This site is located within the mature neighbourhood. With redevelopment of the site, vehicular access shall be to the rear alley to conform with the Mature Neighbourhood Overlay of the Zoning Bylaw. Access details are reviewed at the development permit stage with submission of a detailed site plan.

DRAINAGE

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

FIRE RESCUE SERVICES

Following an Infill Fire Protection Assessment (IFPA) by Fire Rescue Services, it was concluded that existing on-street fire protection infrastructure is sufficient for development within the RF5 Zone.

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

Community Engagement

ADVANCE NOTICE January 19, 2021	<ul style="list-style-type: none">• Number of recipients: 28• Number of responses with concerns: 2• Comments included:<ul style="list-style-type: none">• proposed zone is too intense for this small lot in the middle of the block• lot is smaller than other row housing developments in the area under RF3• RF5 will result in more density, traffic, parking issues, especially with the high traffic volumes and parking generated from the school up the street
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/princecharlesplanningapplications

Conclusion

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19653
Location:	East side of 127 Street NW, between 122 and 123 Avenues NW
Address:	12211 127 Street NW
Legal Description(s):	Lot E, Block 30, Plan 1126HW
Site Area:	522.0 m ²
Neighbourhood:	Prince Charles
Notified Community Organizations:	Prince Charles Community League Sherbrooke Community League
Applicant:	Rockliff Pierzchajlo Kroman Architects Ltd

PLANNING FRAMEWORK

Current Zone and Overlay:	(RF3) Small Scale Infill Development Zone (MNO) Mature Neighbourhood Overlay
Proposed Zone and Overlay:	(RF5) Row Housing Zone (MNO) Mature Neighbourhood Overlay
Plans in Effect:	None
Historic Status:	None

Written By:	Heather Vander Hoek
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination

Bylaw 19656

To amend the Ellerslie Area Structure Plan

Purpose

To allow for a variety of commercial and limited light industrial uses, Ellerslie Industrial.

Readings

Bylaw 19656 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree “That Bylaw 19656 be considered for third reading.”

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on April 1 and April 10, 2021. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

The purpose of proposed Bylaw 19656 is to amend the Ellerslie Area Structure Plan to redesignate a 7.92 hectare area from “Industrial (Special Area)” to “Commercial (Special Area).” Land use statistics, maps and text are proposed to be revised accordingly. This Bylaw is associated with an amendment to Section 930 of the Zoning Bylaw (Charter Bylaw 19657) and a rezoning (Charter Bylaw 19658).

The proposed plan amendment, text amendment and rezoning will allow for a variety of commercial and limited light industrial business uses that are suitably located along a major roadway (Parsons Road SW) and compatible with surrounding development which includes a mix of shopping centre, commercial business and industrial business development.

All comments from civic departments and utility agencies have been addressed.

Public Engagement

Advance Notice was sent to surrounding property owners, the Ellerslie Community League Association, the Summerside Community League and the Black Mud Creek Community League on January 12, 2021. No responses were received.

Attachments

1. Bylaw 19656
2. Administration Report

Bylaw 19656

A Bylaw to amend Bylaw 11870, as amended,
being the Ellerslie Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on January 5, 1999 the Municipal Council of the City of Edmonton passed Bylaw 11870, as amended, being the Ellerslie Area Structure Plan; and

WHEREAS Council found it desirable to amend Bylaw 11870, as amended, the Ellerslie Area Structure Plan through the passage of Bylaws 12111, 12581, 12609, 13450, 13535, 13665, 14012, 14146, 14266, 14508, 14518, 14583, 14723, 14693, 15067, 15345, 15713, 16446, 16593, 16668, 17085, 17654, 17714, 17802, 17756, 18264, 18274, 18594, 18919, 19148, 19344, 19359, and 19444; and

WHEREAS an application was received by Administration to amend the Ellerslie Area Structure Plan; and

WHEREAS Council considers it desirable to amend the Ellerslie Area Structure Plan;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

- 1) That Bylaw 11870, as amended, the Ellerslie Area Structure Plan is hereby further amended by:
 - a) Adding the following sentence to the end of Section “5.4 - Commercial”:

Parcels designated as Commercial (Special Area) have been established in order to achieve a wider array of commercial business and limited light industrial uses, which cannot be satisfactorily addressed through conventional land use zoning.

- b) delete the Land Use and Population Statistics entitled “Ellerslie Area Structure Plan Land Use and Population Statistics Bylaw 19444” and replace with the following:

**ELLERSLIE AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 19656**

	Area (ha)	%
GROSS AREA	1451.5	100.0%
Natural Area (Environmental Reserve)	6.6	0.5%
Pipeline & Utility Right-of-Way	63.0	4.3%
Arterial Road Right-of-Way	67.2	4.6%
30 Avenue (Existing Gov't R.O.W.)	2.0	0.1%
GROSS DEVELOPABLE AREA *	1312.7	100.0%
Existing Land Uses (Country Residential Development)	48.47	3.7%
Commercial	78.82	6.0%
Parkland, Recreation, School		
School / Park (Municipal Reserve)	76.4	5.8%
Private Open Space & Resident Association	25.7	2.0%
Transition Area	2.8	0.2%
Institutional / Urban Service		
Fire Station	0.6	0.05%
Institutional and Community Service	3.6	0.3%
Transportation		
Circulation	193.2	14.7%
Industrial	292.98	22.3%
Industrial Education Facility	59.0	4.5%
Infrastructure and Servicing		
Public Utility Lots & Stormwater Management	63.4	4.8%
TOTAL Non-Residential Area	844.7	64.4%
Net Residential Area (NRA)	468.0	35.6%

- c) delete the map entitled “Bylaw 19444 Ellerslie Area Structure Plan” and replace with “Bylaw 19656 Amendment to Ellerslie Area Structure Plan” attached hereto as Schedule “A”, and forming part of this bylaw;

- d) delete the map entitled "Figure 6 Development Concept and replace with "Figure 6 Development Concept" attached hereto as Schedule "B", and forming part of this bylaw'
- e) delete the map entitled "Figure 7 Storm Drainage" and replace with "Figure 7 Storm Drainage" attached hereto as Schedule "C", and forming part of this bylaw;
- f) delete the map entitled "Figure 8 Sanitary Drainage" and replace with "Figure 8 Sanitary Drainage" attached hereto as Schedule "D", and forming part of this bylaw;
- g) delete the map entitled "Figure 9 Water Distribution" and replace with "Figure 9 Water Distribution" attached hereto as Schedule "E", and forming part of this bylaw;
- h) delete the map entitled "Figure 10 Circulation System" and replace with "Figure 10 Circulation System" attached hereto as Schedule "F", and forming part of this bylaw;
- i) delete the map entitled "Figure 11 Neighbourhood and Staging Concept" and replace with "Figure 11 Neighbourhood and Staging Concept" attached hereto as Schedule "G", and forming part of this bylaw.

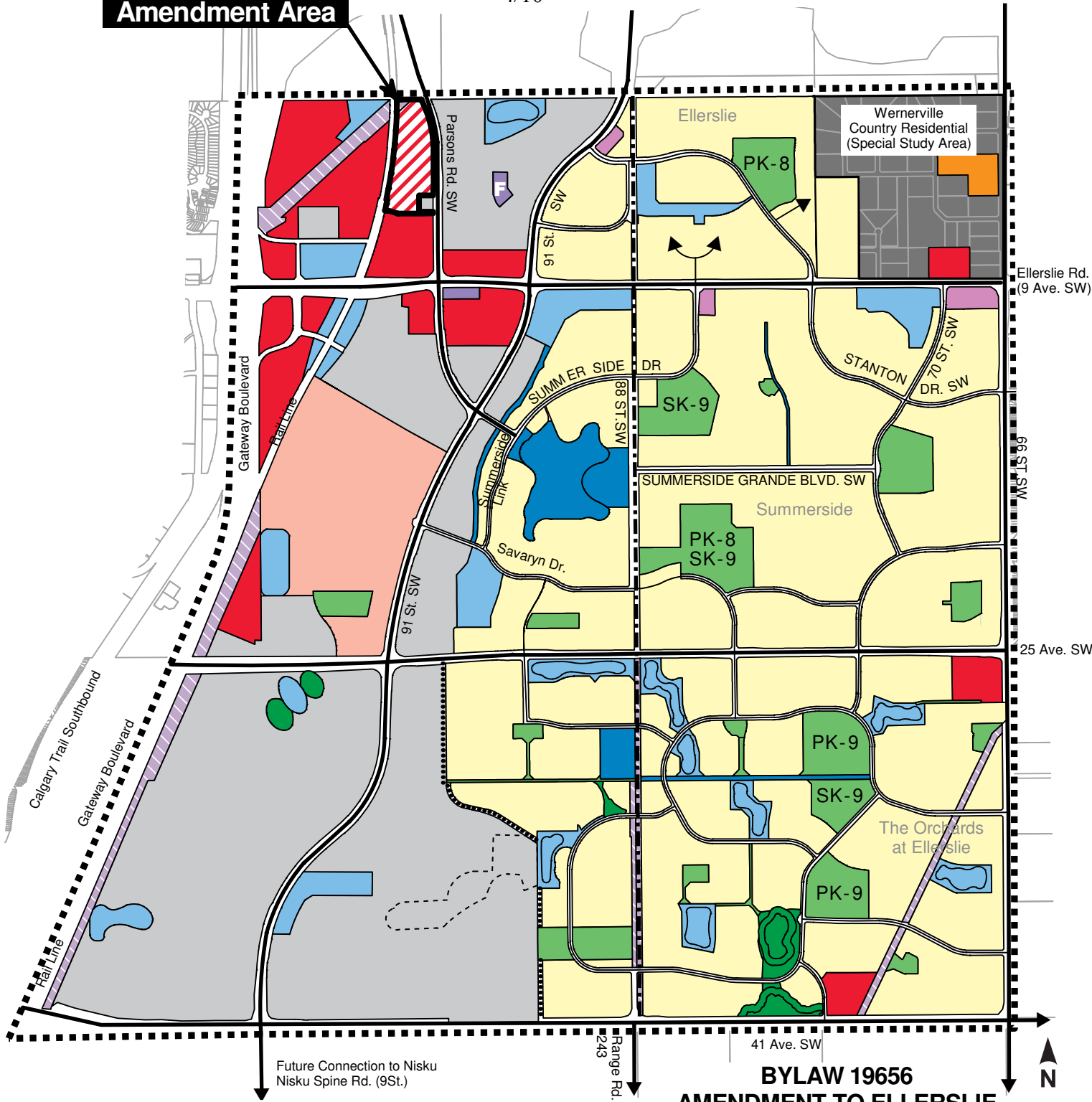
READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

Amendment Area



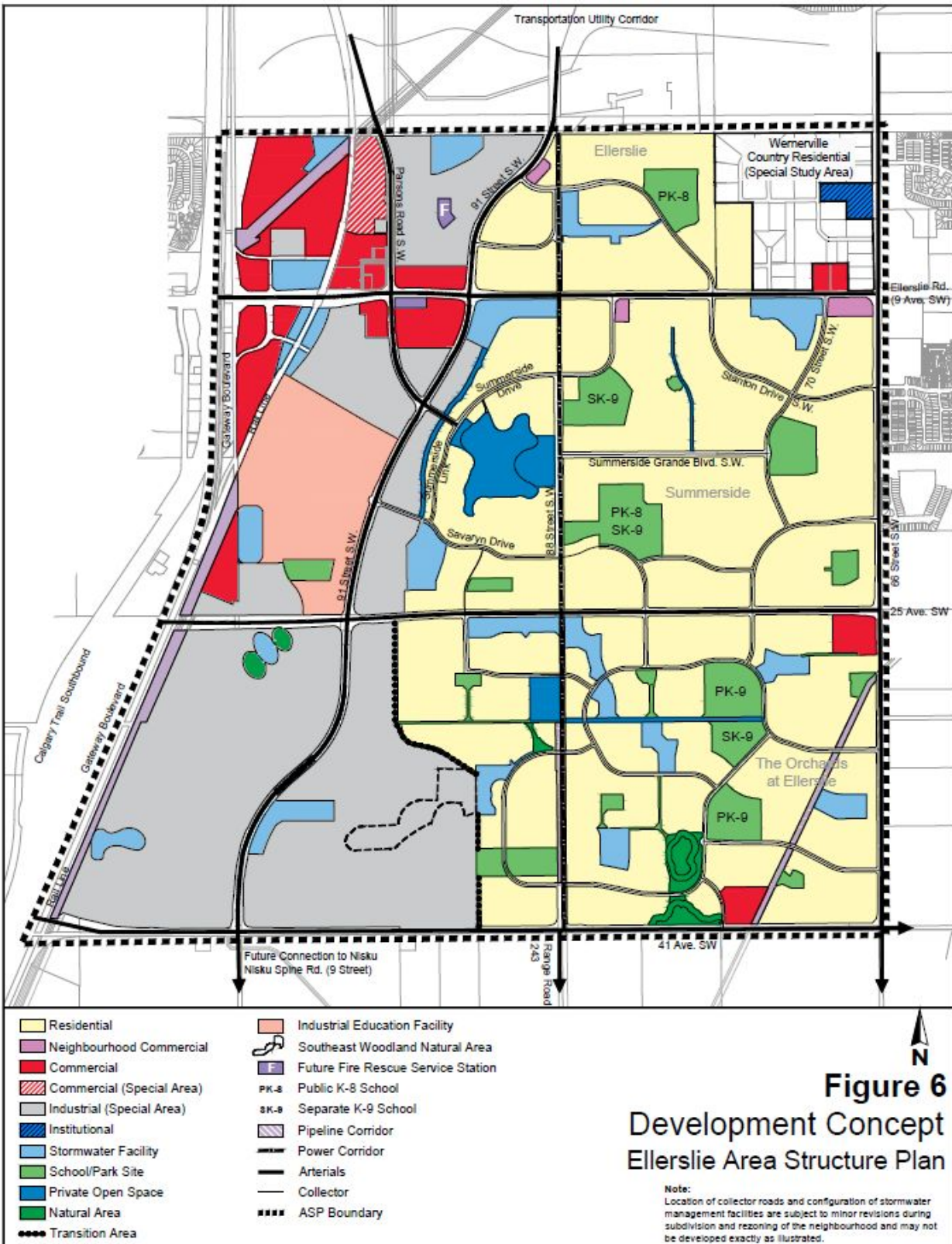
- Residential
- Neighbourhood Commercial
- Commercial
- Commercial (Special Area)
- Industrial (Special Area)
- Stormwater Facility
- School/Park Site
- Private Open Space
- Natural Area
- Transition Area

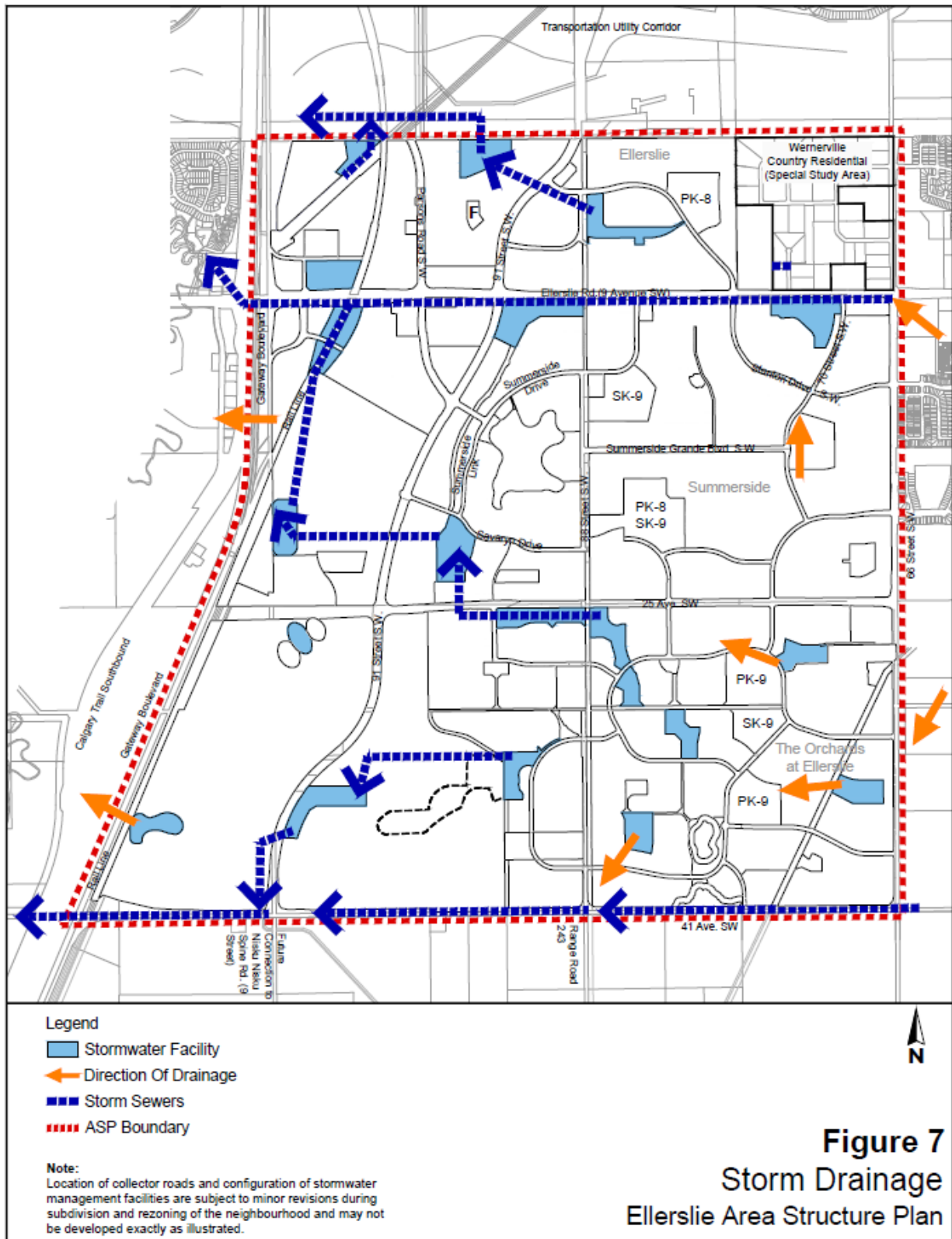
- Industrial Education Facility
- Institutional
- Southeast Woodland Natural Area
- Future Fire Rescue Service Station
- PK-8 Public K-8 School
- SK-9 Separate K-9 School

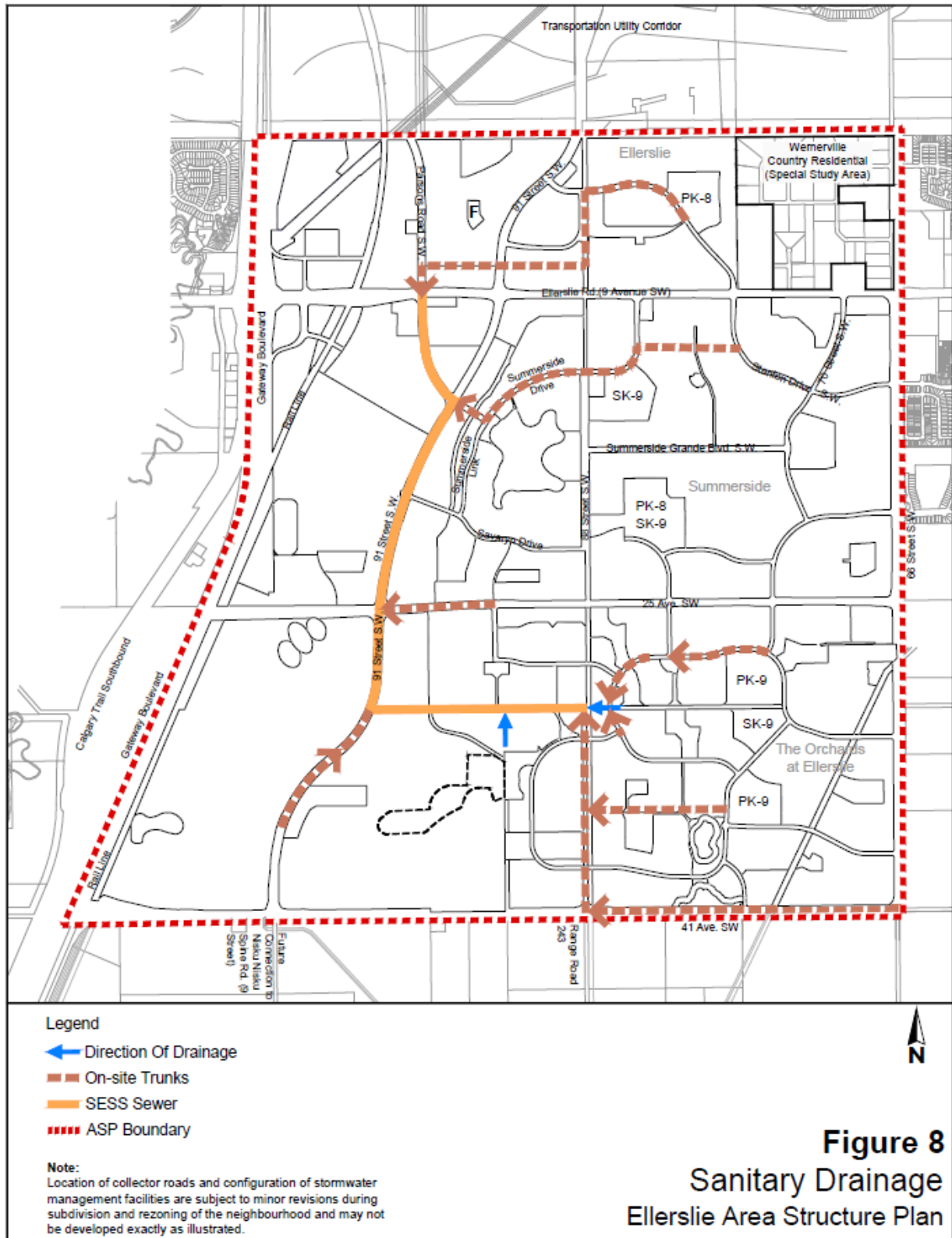
Note:
Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

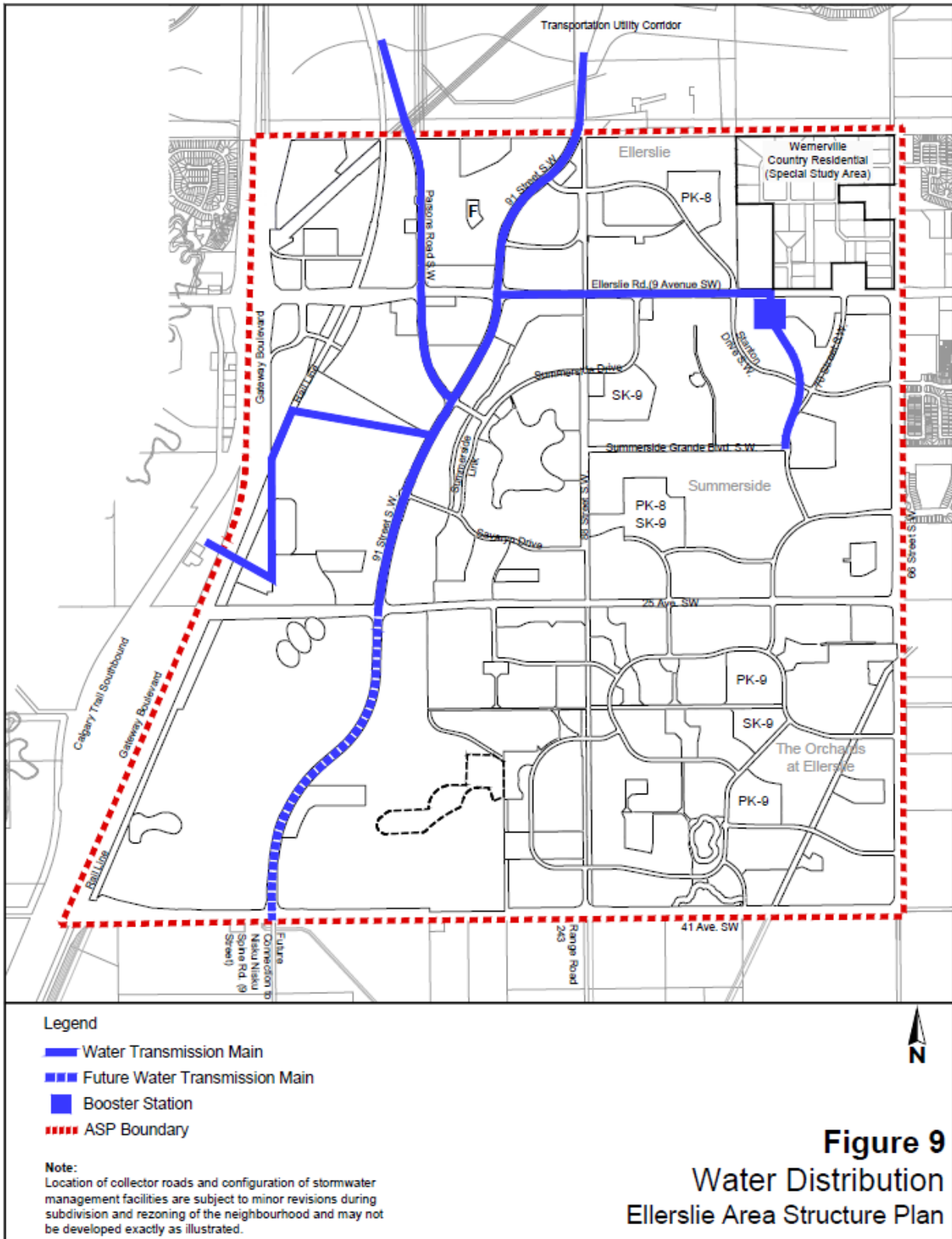
**BYLAW 19656
AMENDMENT TO ELLERSLIE
Area Structure Plan
(as amended)**

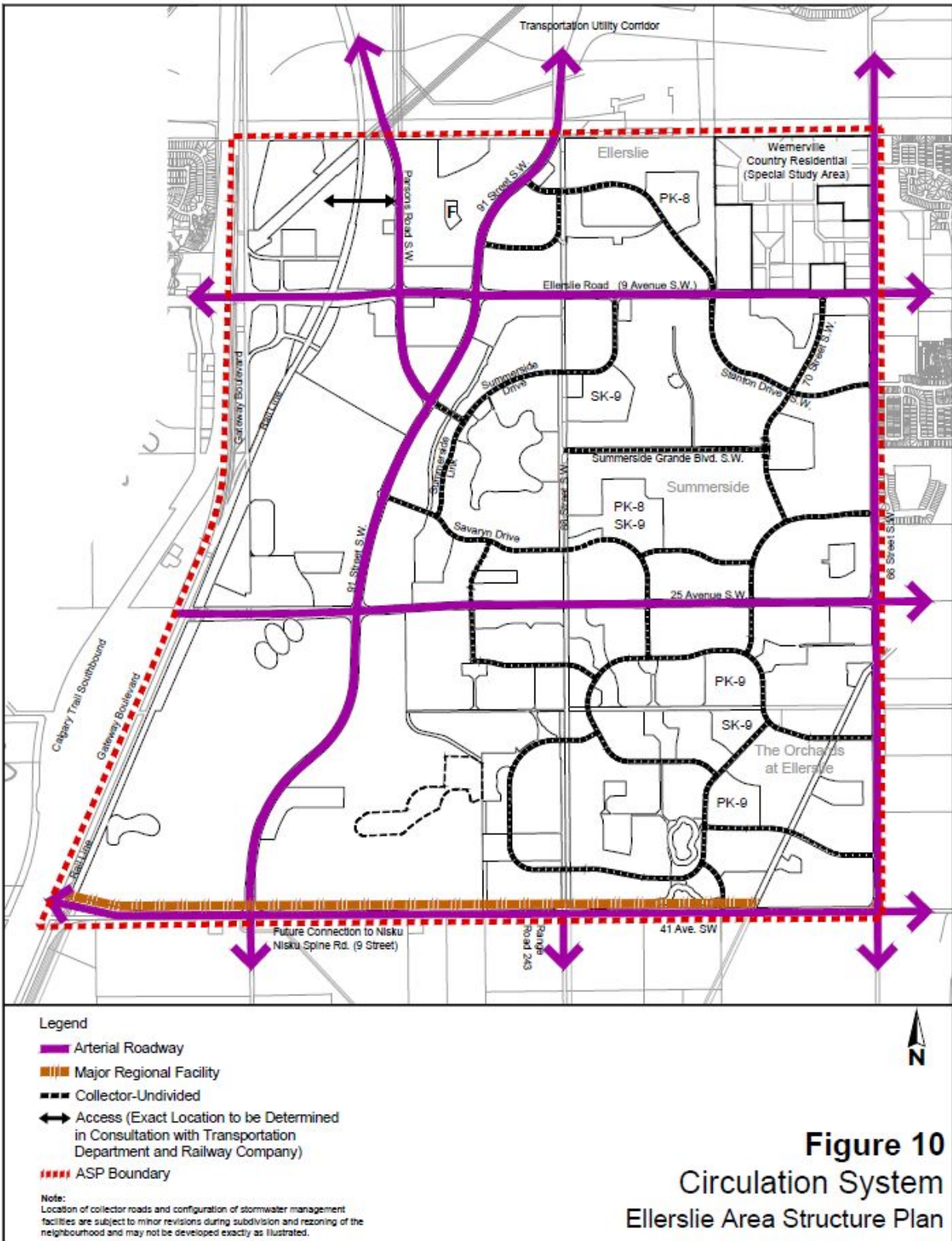
- Wernerville Country Residential (Special Study Area)
- Pipeline Corridor
- Power Corridor
- Arterial
- Collector
- ASP Boundary
- Amendment Area

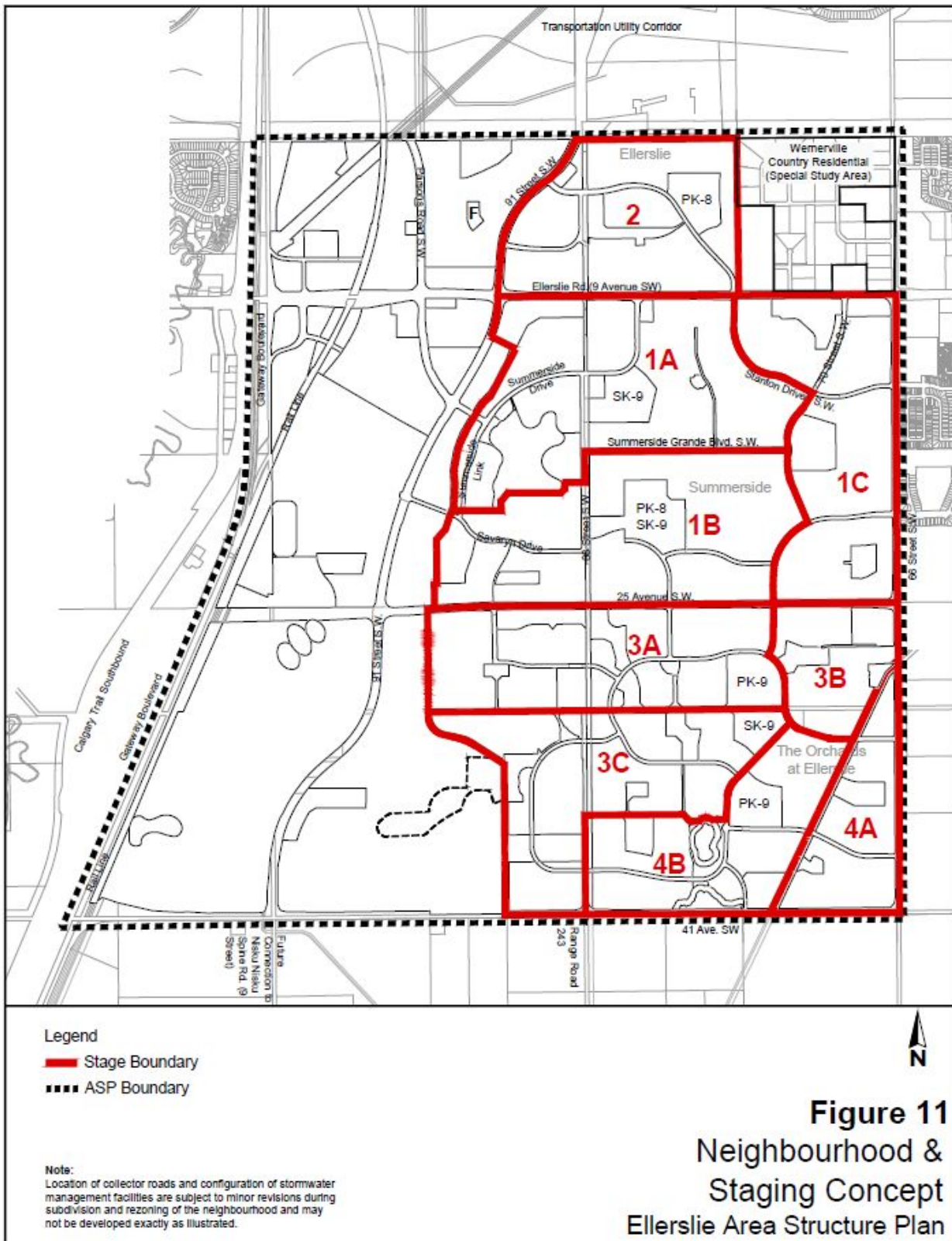








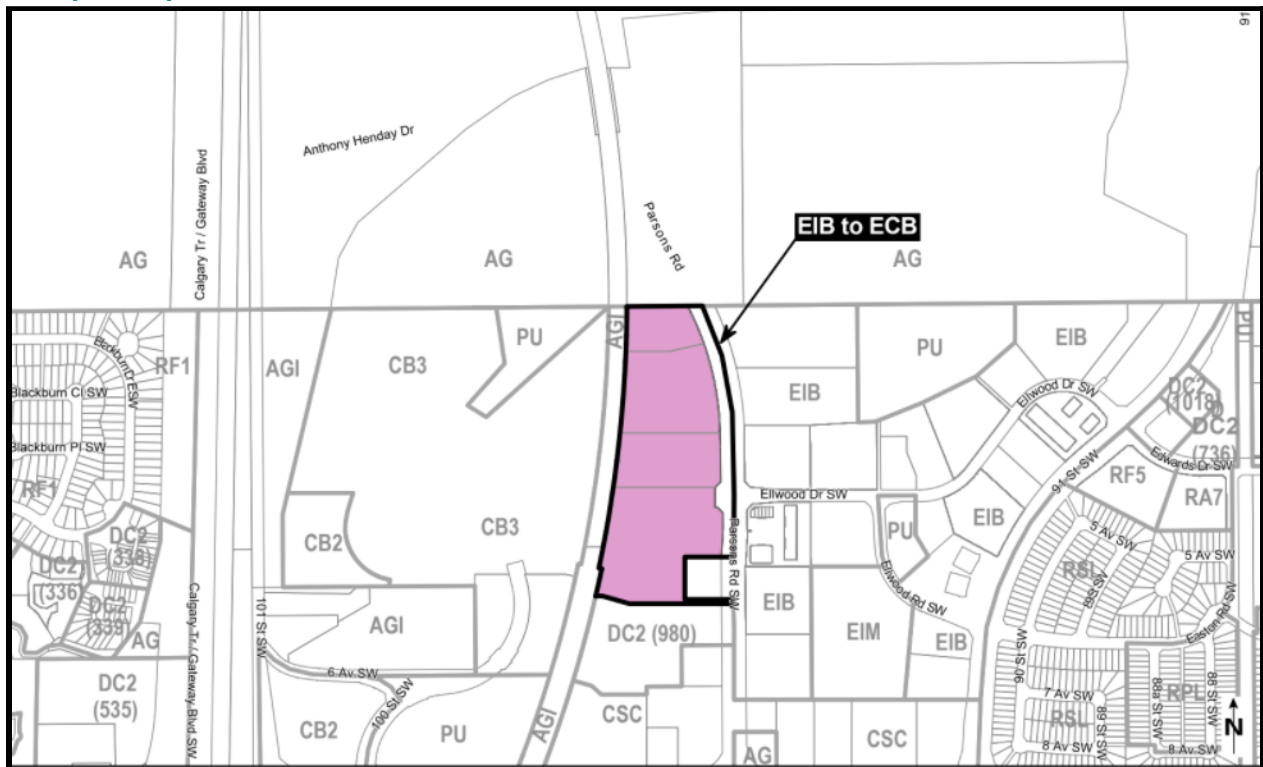






ADMINISTRATION REPORT TEXT AMENDMENT, PLAN AMENDMENT & REZONING ELLERSLIE INDUSTRIAL

220, 310, 420 and 504 - Parsons Road SW



Recommendation: That Bylaw 19656 to amend to the the Ellerslie Area Structure Plan and Charter Bylaws 19657 & 19658 to amend Section 930 of the Zoning Bylaw, and to rezone land from (EIB) Ellerslie Industrial Business Zone to (ECB) Ellerslie Commercial Business Zone, be APPROVED.

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

- it will allow for greater commercial flexibility while maintaining light industrial business opportunities within the Ellerslie Industrial neighborhood;
- it will be appropriately located on larger sites adjacent to a major public roadway that provides good visibility and accessibility; and
- it will be compatible with the existing development and zoning of surrounding land.

Report Summary

This application was accepted from Invistec Consulting Ltd. on December 11, 2020 on behalf of the landowner (Cameron Development Corporation). This application proposes to amend Section 930 of the Zoning Bylaw to create a new Special Area Zone called the (ECB) Ellerslie Commercial Business Zone, that will allow for a variety of commercial uses and limited light industrial uses. Additionally, the applicant is requesting to rezone four parcels of land from the (EIB) Ellerslie Industrial Business Zone to the (ECB) Ellerslie Commercial Business Zone.

To facilitate both of the changes requested above, there is also a proposed amendment to the Ellerslie Area Structure Plan to redesignate the subject area from "Industrial (special area)" to "Commercial (special area)." This amendment includes proposed changes to mapping, policy and statistics.

The proposed ECB Zone maintains similar light industrial uses as the current EIB Zone, but will also allow for a wider variety of commercial uses. Most of the commercial uses allowed within the ECB Zone are listed as either permitted or discretionary uses in the EIB Zone, with the exception of Hotels, and Casinos and other Gaming Establishments.

All uses within the proposed ECB Zone are considered appropriate for their location, relative to surrounding development, with good access and visibility to a major public roadway (Parsons Road SW).

The Application

BYLAW 19656 to amend the Ellerslie Area Structure Plan (ASP) to change the designation of an area from "Industrial (Special Area)" to "Commercial (Special Area)".

CHARTER BYLAW 19657 to amend Section 930 of the Zoning Bylaw, to create a new Special Area Zone called the (ECB) Ellerslie Commercial Business Zone that will allow for a variety of commercial uses and limited light industrial uses.

CHARTER BYLAW 19658 to amend the Zoning Bylaw from (EIB) Ellerslie Industrial Business Zone to (ECB) Ellerslie Commercial Business Zone for properties located at 220, 310, 420 and 504 Parsons Road SW.

For the subject site, this application will enable a shift away from industrial business development opportunities and towards commercial development opportunities.

Site and Surrounding Area

The 7.92 hectare site is located north of Ellerslie Road SW, along the west side of Parsons Road SW, and is currently in an undeveloped state.

Land to the south and east of this site is developed as shopping centre, retail and industrial business uses. Land to the west is an undeveloped condition but is zoned to allow for a range of medium intensity commercial uses as well as residential development. To the north is a Transportation Utility Corridor which includes the Anthony Henday Drive.

Other notable land use features in the immediate area include a railway line that runs along the west side of this site and a pipeline corridor that runs through a portion of the northernmost parcel of this site.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(EIB) Ellerslie Industrial Business Zone	<ul style="list-style-type: none"> • Vacant land
CONTEXT		
North	(AG) Agricultural Zone	<ul style="list-style-type: none"> • Transportation Utility Corridor (Anthony Henday Drive)
East	(EIB) Ellerslie Industrial Business Zone	<ul style="list-style-type: none"> • Business Industrial Uses • Commercial/retail Uses • Vacant land
South	<ul style="list-style-type: none"> • (EIB) Ellerslie Industrial Business Zone • (DC2.980) Site Specific Development Control Provision 	<ul style="list-style-type: none"> • Business Industrial Uses • Shopping Centre Uses
West	(AGI) Industrial Reserve Zone	<ul style="list-style-type: none"> • Railway Line • Vacant land



VIEW OF THIS SITE LOOKING SOUTHWEST (FROM PARSONS ROAD SW)



VIEW OF THIS SITE LOOKING NORTHWEST (FROM PARSONS ROAD SW)

Planning Analysis

SPECIAL AREA ELLERSLIE INDUSTRIAL

Special Areas Zones are used as a means to regulate the use, design and extent of development within a specific geographic area of the City in order to achieve the planning objectives of an Area Structure Plan. Typically, this is done for areas with special or unique attributes, which cannot be satisfactorily addressed through conventional land use zoning.

A portion of the Ellerslie Area Structure Plan was designated as a Special Area to adopt appropriate land use regulations to achieve the Plan's objectives for industrial development. This resulted in the creation of two Special Area Zones:

- (EIB) Ellerslie Industrial Business Zone - to provide for light industrial businesses and high technology development
- (EIM) Ellerslie Medium Industrial Zone - is to establish a high quality Industrial Zone for those manufacturing, processing, assembly, distribution, service and repair Uses that carry out a portion of their operation outdoors or require outdoor storage areas.

This application proposes to introduce a new Special Area Zone called the (ECB) Ellerslie Commercial Business Zone which is intended to achieve the intent of the Ellerslie ASP for a wider range of commercial and light industrial development, through the amendment described below.

AMENDMENT TO THE ELLERSLIE AREA STRUCTURE PLAN (ASP)

The Ellerslie Area Structure Plan is in effect for this area. Within the Ellerslie ASP, much of the land in the western portion of the plan area, including the subject area, is designated as "Industrial (Special Area)", as shown on Appendix 1. This application proposes to create a new designation called "Commercial (Special Area)" and apply it to the subject area, as shown on Appendix 2. Additionally, the following text will be added to the Development Concept section of the plan for commercial development:

Parcels designated as Commercial (Special Area) have been established in order to achieve a wider array of commercial business and limited light industrial uses, which cannot be satisfactorily addressed through conventional land Use zoning.

To accommodate this new designation, associated maps and statistics are also being amended. The subject site represents 0.6% of the Plan area's Gross Developable Area. Following the redesignation, industrially-designated land will decrease from 22.9% to 22.3%, while commercially-designated land will increase from 5.4% to 6%, as shown on Appendices 3 and 4.

The creation and application of the Commercial (Special Area) designation is supported by several broader development principles of the Ellerslie ASP such as:

- Providing for a range of light industrial, industrial business and high technology development opportunities within the western portion of the plan area in response to regional market trends and the long term economic development needs of the City (Section 4.2.1).
- Providing for a range of commercial development opportunities within the western portion of the plan area in response to regional market trends (Section 4.2.2).
- Allowing for the integration of commercial development with industrial development at select locations within the western portion of the plan area (Section 4.2.2).

Overall, this represents a marginal shift in land use designation for the Plan area, with a significant percentage of land still designated for industrial development as originally envisioned by the Ellerslie ASP.

REZONING

This application proposes to rezone the subject area from (EIB) Ellerslie Industrial Business Zone to (ECB) Ellerslie Commercial Business Zone to allow for commercial business uses and limited light industrial uses. The existing EIB Zone allows for light industrial businesses and high technology development. A comparison of the both zones' key development regulations is provided in the table below.

	EIB Zone <i>Current Zoning</i>	ECB Zone <i>Proposed Zoning</i>
General purpose	Light Industrial	Commercial and Limited Light Industrial
Height	14.0 m	16.0 m, except 30.0 for Hotels only
Floor Area Ratio	1.2	1.4, except 2.0 if parking is provided underground

As shown in the table above, the proposed ECB Zone's general purpose is to provide for more commercially-oriented development, as opposed to the current EIB Zone's general purpose which is to provide for industrially-oriented development. However, it should be noted that a significant portion of the uses listed as "Permitted" in the proposed ECB Zone are already listed either as "Permitted" or "Discretionary" within the existing EIB Zone. Despite the ECB Zone's commercial nature, it does still provide for light industrial land use opportunities. If pursued, these light industrial uses can suitably integrate with commercial development through regulatory measures imposed by the ECB Zone which include:

- limiting General Industrial Uses to indoor self-storage only; and
- the application of performance standards for industrial uses designed to enclose all activity within a building envelope to mitigate any nuisances on surrounding properties.

The primary change in land use introduced by the proposed ECB Zone is the inclusion of the Hotels, as well as Casinos and Other Gaming Establishments Uses as "Permitted" uses. These uses are not listed in the existing EIB Zone. Listing Casinos and Other Gaming Establishments as a "Permitted" use represents a departure from the way this use is typically handled through the Zoning Bylaw. Currently, the Casinos and Other Gaming Establishments Use is only considered under site specific considerations (through Direct Control Zoning) or within an entertainment district (through the Arena & Entertainment District Zone). If the ECB Zone is approved in this form, opportunity to develop Casinos and Other Gaming Establishments will be expanded, but only to this Special Area Zone within the Ellerslie Industrial area; it will not apply to any other Plan area or neighborhood context.

Apart from the proposed ECB Zone allowing for development that is more commercially focused than the existing EIB Zone, it also allows for marginal increases in height and Floor Area Ratio (FAR). The ECB Zone does allow for greater height for the Hotels Use, however, this is in alignment with conventional zoning regulations for the Hotels Use when located on a site with good access and visibility from a major roadway (e.g. CB2 - General Business Zone), as is the case with this application. FAR can also be further increased, if parking is provided underground. Considering that much of Parsons Road SW, north of Ellerslie Road SW, is already

characterized significantly by surface parking, the additional FAR in exchange for parking underground is an appropriate trade off.

The subject area is well positioned to handle the additional development intensity allowed by the proposed ECB Zone, including the addition of the Hotels and Casinos and Other Gaming Establishments uses, in recognition of the following considerations:

- it is appropriately located advance to a major public roadway (Parson Road SW);
- its close proximity to major transportation corridors such as the Anthony Henday Drive and Calgary Trail; and
- it is compatible with surrounding development which includes a mix of shopping centre, commercial business and industrial business development.

CITY PLAN

Within City Plan, this area is identified as an Established Non-Residential Area. These areas include a mix of commercial, office and industrial uses supported by investment in infrastructure, facilities, amenities and transit service. Ongoing reinvestment of established non-residential areas serves to strengthen employment, economic activity and diversity.

This application aligns with City Plan by allowing for a wider variety of commercial uses while also allowing for limited light industrial uses.

Technical Review

Pipeline Operators

Approximately 25% of the northernmost parcel associated with this application is encumbered by a major oil and gas transmission pipeline corridor (as shown on Appendix 5). The application was circulated to the pipeline operators. They have expressed a desire for increased separation distance (typically 7.5 m) between the edge of the nearest building and the pipeline right-of-way.

There is a process available to pipeline operators through the *Pipeline Act* and the *Pipeline Rules* whereby they have input and some control about construction works and excavations that are proposed in proximity to pipelines. This process can be utilized by the pipeline operators regarding ground disturbance within the prescribed distance of their pipeline. Any further measures required for the operation and maintenance of the pipeline can be addressed between the operator and the landowner (which concords with the City's current process in such circumstances)

Transportation & Transit

The application can be supported from a transportation and transit perspective. Access to the subject area has been provided from Parsons Road SW and the dedication of Elwood Drive SW

will occur with the future subdivision of this site. As part of the Bus Network Redesign, bus routes will be available along Parsons Road SW and Ellerslie Road SW.

Drainage

The application can be supported from a drainage perspective. Storm and sanitary services will be provided from Parsons Road SW at the subdivision or development permit stage.

EPCOR Water

The application can be supported by EPCOR Water. Multiple water services are currently servicing the subject site.

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

Community Engagement

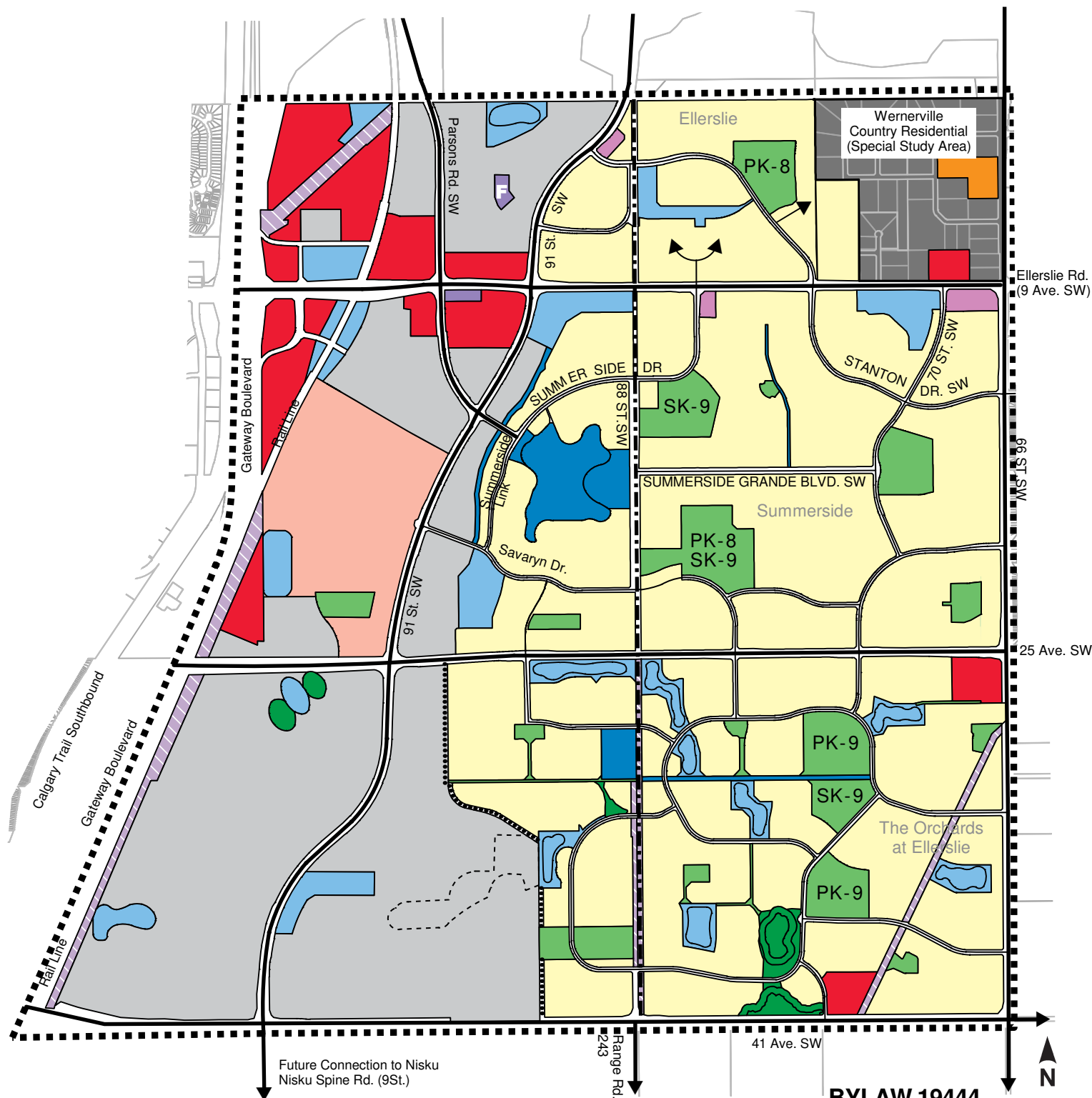
ADVANCE NOTICE January 12, 2021	<ul style="list-style-type: none">• Number of recipients: 312• Zero responses received
PUBLIC ENGAGEMENT SESSION	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/ellerslieindustrialplanningapplications

Conclusion

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

APPENDICES

- 1 Approved NASP Land Use Map – Bylaw 19444
- 2 Proposed NASP Land Use Map – Bylaw 19656
- 3 Approved NSP Land Use Statistics – Bylaw 19444
- 4 Proposed NSP Land Use Statistics – Bylaw 19656
- 5 Pipeline Corridor/Easement Area
- 6 Application Summary



- Residential
- Neighbourhood Commercial
- Commercial
- Industrial (Special Area)
- Stormwater Facility
- School/Park Site
- Private Open Space
- Natural Area
- Transition Area
- Industrial Education Facility

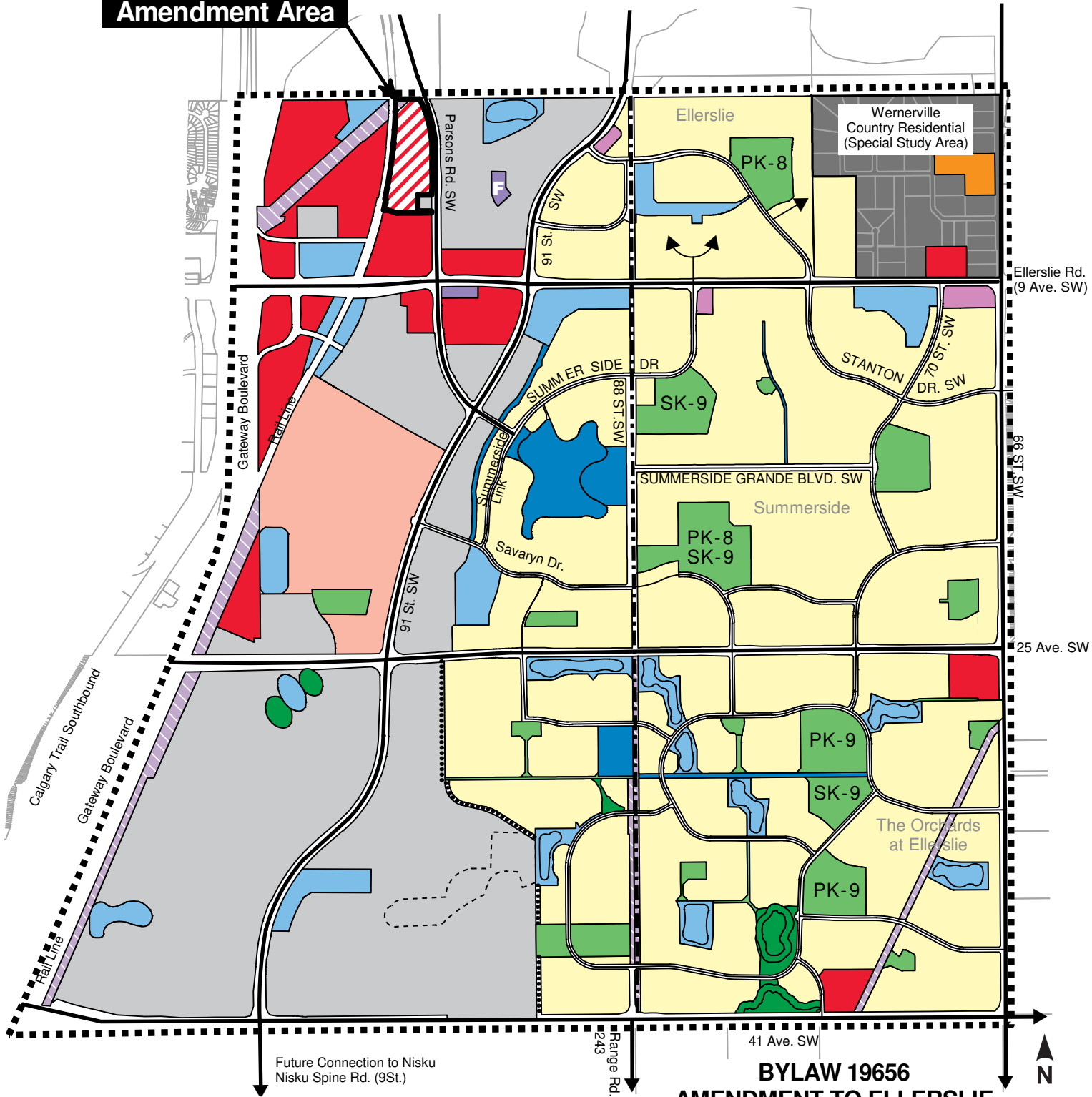
- Institutional
- Southeast Woodland Natural Area
- F Future Fire Rescue Service Station
- PK-8 Public K-8 School
- SK-9 Separate K-9 School

Note:
Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

BYLAW 19444 ELLERSLIE Area Structure Plan (as amended)

- Wernerville Country Residential (Special Study Area)
- Pipeline Corridor
- Power Corridor
- Arterial
- Collector
- ASP Boundary

Amendment Area



Future Connection to Nisku
Nisku Spine Rd. (9St.)

Range Rd.
243

41 Ave. SW

**BYLAW 19656
AMENDMENT TO ELLERSLIE**

**Area Structure Plan
(as amended)**

- Residential
- Neighbourhood Commercial
- Commercial
- Commercial (Special Area)
- Industrial (Special Area)
- Stormwater Facility
- School/Park Site
- Private Open Space
- Natural Area
- Transition Area

- Industrial Education Facility
- Institutional
- Southeast Woodland Natural Area
- F Future Fire Rescue Service Station
- PK-8** Public K-8 School
- SK-9** Separate K-9 School

- Wernerville Country Residential (Special Study Area)
- Pipeline Corridor
- Power Corridor
- Arterial
- Collector
- ASP Boundary
- Amendment Area

Note:
Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

ELLERSLIE AREA STRUCTURE PLAN
APPROVED LAND USE AND POPULATION STATISTICS
BYLAW 19444

	Area (ha)	%
GROSS AREA	1451.5	100.0%
Natural Area (Environmental Reserve)	6.6	0.5%
Pipeline & Utility Right-of-Way	63.0	4.3%
Arterial Road Right-of-Way	67.2	4.6%
30 Avenue (Existing Gov't R.O.W.)	2.0	0.1%
GROSS DEVELOPABLE AREA*	1312.7	100.0%
Existing Land Uses (Country Residential Development)	48.47	3.7%
Commercial	70.9	5.4%
Parkland, Recreation, School		
School / Park (Municipal Reserve)	76.4	5.8%
Private Open Space & Resident Association	25.7	2.0%
Transition Area	2.8	0.2%
Institutional / Urban Service		
Fire Station	0.6	0.05%
Institutional and Community Service	3.6	0.3%
Transportation		
Circulation	193.2	14.7%
Industrial	300.9	22.9%
Industrial Education Facility	59.0	4.5%
Infrastructure and Servicing		
Public Utility Lots & Stormwater Management	63.4	4.8%
TOTAL Non-Residential Area	844.7	64.4%
Net Residential Area (NRA)	468.0	35.6%

ELLERSLIE AREA STRUCTURE PLAN
PROPOSED LAND USE AND POPULATION STATISTICS
BYLAW 19656

	Area (ha)	%
GROSS AREA	1451.5	100.0%
Natural Area (Environmental Reserve)	6.6	0.5%
Pipeline & Utility Right-of-Way	63.0	4.3%
Arterial Road Right-of-Way	67.2	4.6%
30 Avenue (Existing Gov't R.O.W.)	2.0	0.1%
GROSS DEVELOPABLE AREA*	1312.7	100.0%
Existing Land Uses (Country Residential Development)	48.47	3.7%
Commercial	78.82	6.0%
Parkland, Recreation, School		
School / Park (Municipal Reserve)	76.4	5.8%
Private Open Space & Resident Association	25.7	2.0%
Transition Area	2.8	0.2%
Institutional / Urban Service		
Fire Station	0.6	0.05%
Institutional and Community Service	3.6	0.3%
Transportation		
Circulation	193.2	14.7%
Industrial	292.98	22.3%
Industrial Education Facility	59.0	4.5%
Infrastructure and Servicing		
Public Utility Lots & Stormwater Management	63.4	4.8%
TOTAL Non-Residential Area	844.7	64.4%
Net Residential Area (NRA)	468.0	35.6%



Major Oil and Gas Transmission Pipeline Corridor

APPLICATION SUMMARY

INFORMATION

Application Type:	Text Amendment Plan Amendment Rezoning
Bylaw	19656
Bylaw	19657
Charter Bylaw:	19658
Location:	North of Ellerslie Road SW and west of Parsons Road SW
Addresses:	220, 310, 420 and 504 - Parsons Road SW
Legal Descriptions:	A portion of Lot 22, Block 1, Plan 1822889; and Lots 1-3, Block 2, Plan 1922859
Site Area:	7.92 ha
Neighbourhood:	Ellerslie Industrial
Notified Community Organizations:	Ellerslie Community League Association Summerside Community League Blackmud Creek Community League
Applicant:	Invistec Consulting Ltd.

PLANNING FRAMEWORK

Current Zone and Overlay:	(EIB) Ellerslie Industrial Business Zone Special Area Ellerslie Industrial Overlay
Proposed Zone and Overlay:	(ECB) Ellerslie Commercial Business Zone Special Area Ellerslie Industrial Overlay
Plan in Effect:	Ellerslie Area Structure Plan
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Stuart Carlyle
Tim Ford
Development Services
Planning Coordination

Charter Bylaw 19657

Text Amendment to Section 930 of the Edmonton Zoning Bylaw

Purpose

To amend the Zoning Bylaw, Section 930, to create a new Special Area Zone called the (ECB) Ellerslie Commercial Business Zone.

Readings

Charter Bylaw 19657 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Charter Bylaw 19657 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 1 and April 10, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of proposed Charter Bylaw 19657 is to amend Section 930 of the Zoning Bylaw (Special Area Ellerslie Industrial) to create a new Special Area Zone called the (ECB) Ellerslie Commercial Business Zone. The ECB Zone will allow for a variety of commercial and limited light industrial uses. This Charter Bylaw is associated with a proposed amendment to the Ellerslie Area Structure Plan (Bylaw 19656) and a rezoning (Charter Bylaw 19658).

The proposed text amendment, plan amendment and rezoning will allow for a variety of commercial and limited light industrial business uses that are suitably located along a major roadway (Parsons Road SW) and compatible with surrounding development which includes a mix of shopping centre, commercial business and industrial business development.

All comments from civic departments and utility agencies have been addressed.

Public Engagement

Advance Notice was sent to surrounding property owners, the Ellerslie Community League Association, the Summerside Community League and the Black Mud Creek Community League on January 12, 2021. No responses were received.

Attachments

1. Charter Bylaw 19657
2. Administration Report (Attached to Bylaw 19656 - item 3.13)

Charter Bylaw 19657

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3194

WHEREAS City Council at its meeting of February 22, 2001, gave third reading to Bylaw 12800, as amended; and

WHEREAS Council considers it desirable to amend the text of the Edmonton Zoning Bylaw;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. Bylaw 12800, as amended, The Edmonton Zoning Bylaw is hereby further amended by:
 - a) adding to Section 930 - Special Area Ellerslie Industrial “930.6 — (ECB) Ellerslie Business Commercial Zone” attached hereto as Schedule "A" and forming part of this bylaw.
 - b) adding to Section 930.2 - “Application”:

The Ellerslie Commercial Business Zone may be applied to lands within the Special Study area that are located adjacent to Parsons Road and north of Ellerslie Road, defined in the Ellerslie Area Structure Plan.

- c) deleting “Appendix 1 - Special Area Ellerslie Industrial” of Section 930 and replacing it with “Appendix 1 - Special Area Ellerslie Industrial” attached hereto as Schedule “B” and forming part of this bylaw.

d) adding to Section 59J.1 to following Zone:

(ECB) Ellerslie Business Commercial Zone

READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

Edmonton Zoning Bylaw 12800

930.6 (ECB) Ellerslie Commercial Business Zone

1) General Purpose

The purpose of this Zone is to provide for commercial business uses and limited light industrial uses adjacent to major public roadways that provide good visibility and accessibility. Light industrial uses are intended to operate in such a manner that no nuisance factor is created or apparent outside an enclosed building.

2) Permitted Uses

1. Bars and Neighbourhood Pubs, for less than 200 occupants and 240m² of Public Space
2. Breweries, Wineries and Distilleries
3. Business Support Services
4. Cannabis Retail Sales
5. Casinos and Other Gaming Establishments
6. Convenience Retail Stores
7. General Industrial Uses
8. Health Services
9. Hotels
10. Indoor Participant Recreation Services
11. Liquor Stores
12. Market
13. Media Studios
14. Minor Service Stations
15. Personal Service Shops
16. Professional, Financial and Office Support Services
17. Restaurants
18. Special Event
19. Special Industrial Uses
20. Specialty Food Services
21. Veterinary Services
22. Warehouse Sales
23. Fascia On-premises Signs
24. Freestanding On-premises Signs
25. Projecting On-premises Signs
26. Temporary On-Premises Signs

3) Discretionary Uses

1. Auctioneering Establishments
2. Automotive and Equipment Repair Shops
3. Automotive and Minor Recreation Vehicle Sales/Rentals
4. Child Care Services
5. Commercial Schools
6. Convenience Vehicle Rentals
7. Equipment Rentals
8. Fleet Services
9. Limited Contractor Services
10. Major Service Stations
11. Mobile Catering Food Services
12. Nightclubs
13. Private Clubs
14. Rapid Drive-through Vehicle Services
15. Recycled Materials Drop-off Centre
16. Recycling Depots
17. Religious Assembly
18. Residential Sales Centre
19. Urban Gardens
20. Urban Indoor Farms
21. Urban Outdoor Farms
22. Minor Digital Off-premises Signs
23. Minor Digital On-premises Signs
24. Minor Digital On-premises Off-premises Signs

4) Development Regulations for Permitted and Discretionary Uses

1. the maximum Floor Area Ratio shall be 1.4. The maximum Floor Area Ratio may be increased to 2.0 where parking is provided within an Underground Parkade;
2. a minimum Setback of 6.0 m shall be required where any Lot line of a Site Abuts a public roadway, other than a Lane, Abuts the property line of a Commercial Zone, a Residential Zone, a storm water management facility or the private open space corridor, as defined in the Ellerslie Area Structure Plan;
3. the maximum building Height shall not exceed 14.5m for flat, mansard, and gambrel roofs, or 16.0m for a roof type with a pitch of 4/12 (18.4 degrees) or greater, except the maximum height for a Hotels Use shall not exceed 30.0m, in accordance with Section 52. Hotels exceeding 16.0m in Height shall be a Class B discretionary Development;

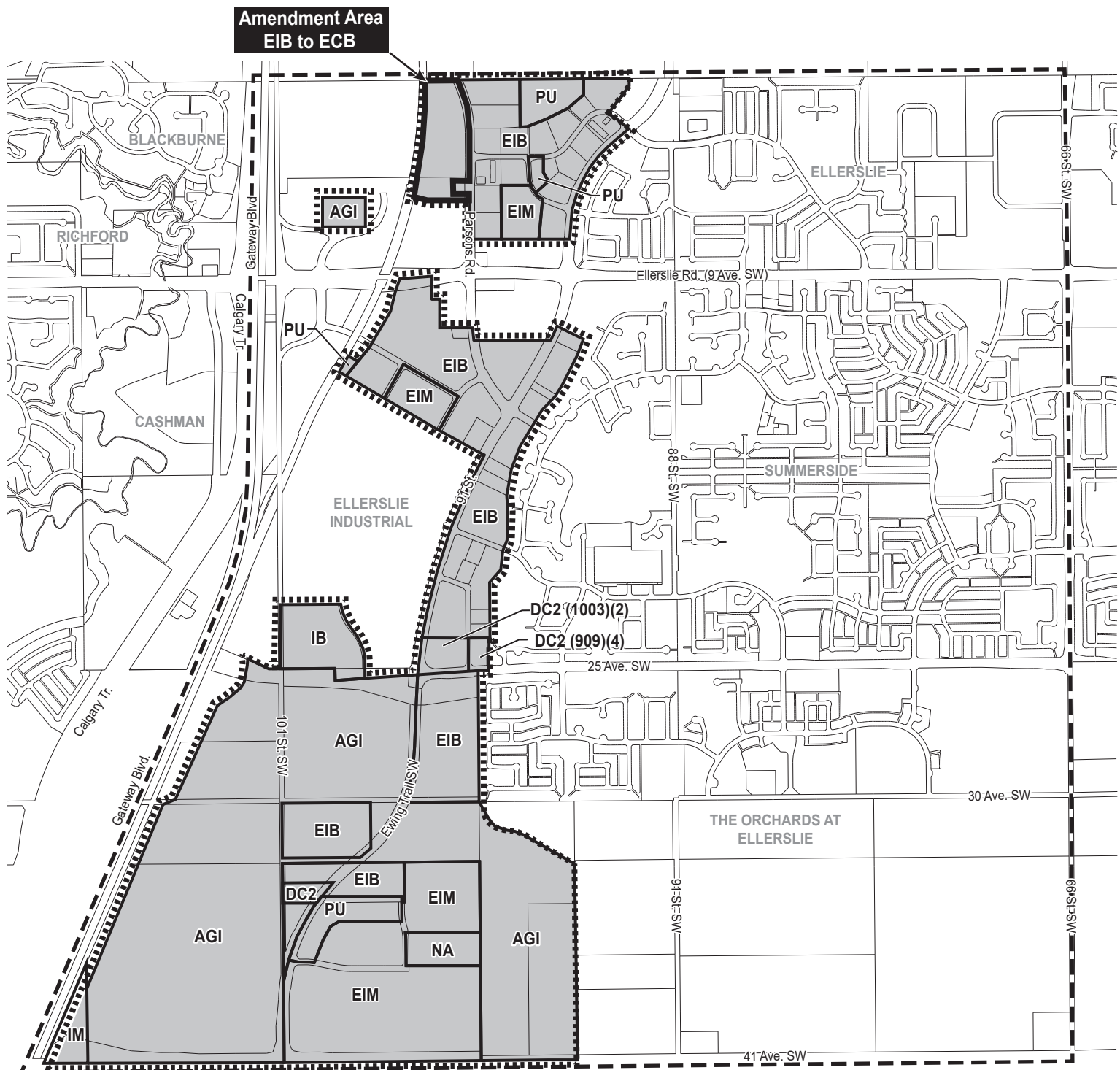
4. any business premises or multiple occupancy building having a Floor Area greater than 3 000m² or a single wall length greater than 25.0m visible from a public road, other than a Lane, shall comply with the following criteria:
 1. the roof line and building Façade shall include design elements that reduce the perceived mass of the building and add architectural interest; and
 2. landscaping adjacent to exterior walls shall be used to minimize the perceived mass of the building and to create visual interest.
6. no storage of equipment or materials shall be permitted except within an enclosed building;
7. any trash collection area, open storage area, or outdoor service area including any loading, unloading or vehicle service area that is visible from any adjoining Site, shall be screened from view from the adjoining Site. Landscaping, planting, berming, masonry walls, wood Fencing or other man made features shall be provided from the ground to a Height of 1.8 m to block the view from an adjoining Site;
8. lighting for the display, storage and parking areas shall be mounted on lamp standards or building walls and no exposed bulbs or strings of lights shall be used.
9. Signs shall comply with the regulations found in Schedule 59J.
10. General Industrial Uses shall be limited to indoor self-storage.
11. Industrial development shall comply with the Performance Standards of Section 57.1.1 and shall supersede or add to the development regulations of this Zone;

5) Additional Development Regulations for Discretionary Uses

1. Outdoor display areas shall be limited to Automotive and Minor Recreational Vehicle Sales/Rentals and the size, location, screening, and Landscaping of the outdoor vehicular display areas shall be subject to the approval of the Development Officer, who shall ensure that development of the Site is compatible with the appearance of Site design of surrounding developments.
2. The following Uses shall be located within an enclosed building:
 - a. Auctioneering Establishments
 - b. Automotive and Equipment Repair Shops
 - c. Equipment Rentals
 - d. Fleet Services
 - e. Limited Contractor Services
 - f. Major Service Stations
 - g. Recycling Depots
 - h. Recycled Materials Drop-off Centre
3. Nightclubs shall not exceed 240 m² of Public Space, if Abutting or across a Lane from a Site zoned residential.
4. Religious Assembly Uses shall not include rectories, manses, dormitories, convents, monasteries, or other residential buildings.

Special Area, Ellerslie Industrial

Appendix 1 to Section 930 of Bylaw 12800 as amended by subsequent appropriate Bylaws.



- Special Area Boundary
- - - - - Ellerslie ASP Boundary
- Amendment Area (EIB to ECB)



Charter Bylaw 19658

To allow for a variety of commercial uses and limited light industrial uses, Ellerslie Industrial

Purpose

Rezoning from EIB to ECB, located at 220, 310, 420, and 504 - Parsons Road SW.

Readings

Charter Bylaw 19658 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Charter Bylaw 19658 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 1 and April 10, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of proposed Charter Bylaw 19658 is to rezone the subject site from the (EIB) Ellerslie Industrial Business Zone to the (ECB) Ellerslie Commercial Business Zone to allow for a variety of commercial uses and limited light industrial uses. This Charter Bylaw is associated with an amendment to the Ellerslie Area Structure Plan (Bylaw 19656) and an amendment to Section 930 of the Zoning Bylaw (Charter Bylaw 19657) which will facilitate the proposed rezoning.

The proposed rezoning, plan amendment and text amendment will allow for a variety of commercial uses and limited light industrial uses that are suitably located along a major roadway (Parsons Road SW) and compatible with surrounding development which includes a mix of shopping centre, commercial business and industrial business development.

All comments from civic departments and utility agencies have been addressed.

Public Engagement

Advance Notice was sent to surrounding property owners, the Ellerslie Community League Association, the Summerside Community League and the Black Mud Creek Community League on January 12, 2021. No responses were received.

Attachments

1. Charter Bylaw 19658
2. Administration Report (Attached to Bylaw 19656 - item 3.13)

Charter Bylaw 19658

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3195

WHEREAS a portion of Lot 22, Block 1, Plan 1822889 and Lots 1-3, Block 2, Plan 1922859; located at 220, 310, 420, 504 - Parsons Road SW, Ellerslie Industrial, Edmonton, Alberta, are specified on the Zoning Map and Appendix 1 to Section 930 Special Area Ellerslie Industrial Zone as (EIB) Ellerslie Industrial Business Zone; and

WHEREAS an application was made to rezone the above described properties to (ECB) Ellerslie Commercial Business Zone;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as a portion of Lot 22, Block 1, Plan 1822889 and Lots 1-3, Block 2, Plan 1922859; located at 220, 310, 420, 504 - Parsons Road SW, Ellerslie Industrial, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule “A”, from (EIB) Ellerslie Industrial Business Zone to (ECB) Ellerslie Commercial Business Zone.

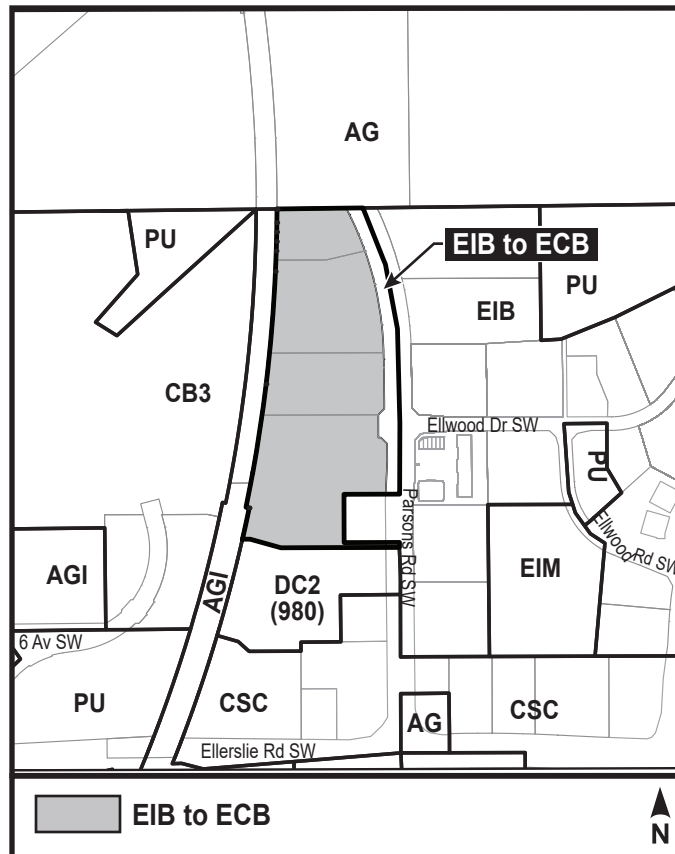
READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 19658



Charter Bylaw 19660

To allow for low rise Multi-unit Housing, North Glenora

Purpose

Rezoning from DC2 to RA7 & DC2; located at 13803 - 109 Avenue NW, 13503 - 109 Avenue NW & 10905 - 135 Street NW.

Readings

Charter Bylaw 19660 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Charter Bylaw 19660 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 1 and April 10, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of proposed Charter Bylaw 19660 is to change the zoning from a (DC2.307) Site Specific Development Control Provision to the (RA7) Low Rise Apartment Zone (13803 - 109 Avenue NW) and a new (DC2) Site Specific Development Control Provision (13503 - 109 Avenue NW & 10905 - 135 Street NW)

The proposed RA7 Zone would allow for a 16 metre high (approximately 4 storey) residential building with limited commercial opportunities at ground level, such as Child Care Services, General Retail Stores and Specialty Food Services.

The current DC2 Provision applies to 4 sites:

- 13803 - 109 Avenue NW (Area A - Lot 41, Block 7, Plan 3624HW)
- 13503 - 109 Avenue NW (Area B - Lot 41, Block 5, Plan 3624HW)
- 10905 - 135 Street NW (Area C - Lots 16 - 18, Block 1, Plan 3751HW)
- 10905 - 135 Street NW (Area D - Lots 47 - 49, Block 1, Plan 3751HW)

While this application is only seeking a change in zoning on Area A (to RA7), technically, all 4 sites need to be rezoned to facilitate this. This is because the current

DC2.307 that applies to all 4 sites has to be amended to remove the reference to the site being rezoned to RA7.

The proposed DC2 Provision for the remaining 3 sites is identical to the existing DC2 Provision in terms of development rights and requirements, with only administrative changes to update terminology and references.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Public Engagement

Advance Notice was sent to surrounding property owners and the president of the North Glenora Community League on January 5, 2021. 22 responses were received, including one representing 64 residents and one from the North Glenora Community League.

Administration also emailed out a more detailed explanatory Zoning Comparison Document on February 12, 2021 to those that had responded to the Advance Notice.

Feedback received is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19660
2. Administration Report

Charter Bylaw 19660

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3197

WHEREAS Lot 41, Block 7, Plan 3624HW; Lot 41, Block 5, Plan 3624HW; and Lots 16-18 and 47-49, Block 1, Plan 3751HW; located at 13803 - 109 Avenue NW; 13503 - 109 Avenue NW; and 10905 - 135 Street NW, North Glenora, Edmonton, Alberta, are specified on the Zoning Map as (DC2) Site Specific Development Control Provision; and

WHEREAS an application was made to rezone the above described properties to (RA7) Low Rise Apartment Zone and (DC2) Site Specific Development Control Provision;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as Lot 41, Block 7, Plan 3624HW; Lot 41, Block 5, Plan 3624HW; and Lots 16-18 and 47-49, Block 1, Plan 3751HW; located at 13803 - 109 Avenue NW; 13503 - 109 Avenue NW; and 10905 - 135 Street NW, North Glenora, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (DC2) Site Specific Development Control Provision to (RA7) Low Rise Apartment Zone and (DC2) Site Specific Development Control Provision.
2. The uses and regulations of the aforementioned DC2 Provision are annexed hereto as Schedule "B".

3. The sketch plan annexed hereto as Schedule "A" and the uses and regulations of the DC2 Provision shown on Schedule "B" annexed hereto are hereby incorporated into the Zoning Bylaw, being Part IV to Bylaw 12800, The Edmonton Zoning Bylaw.

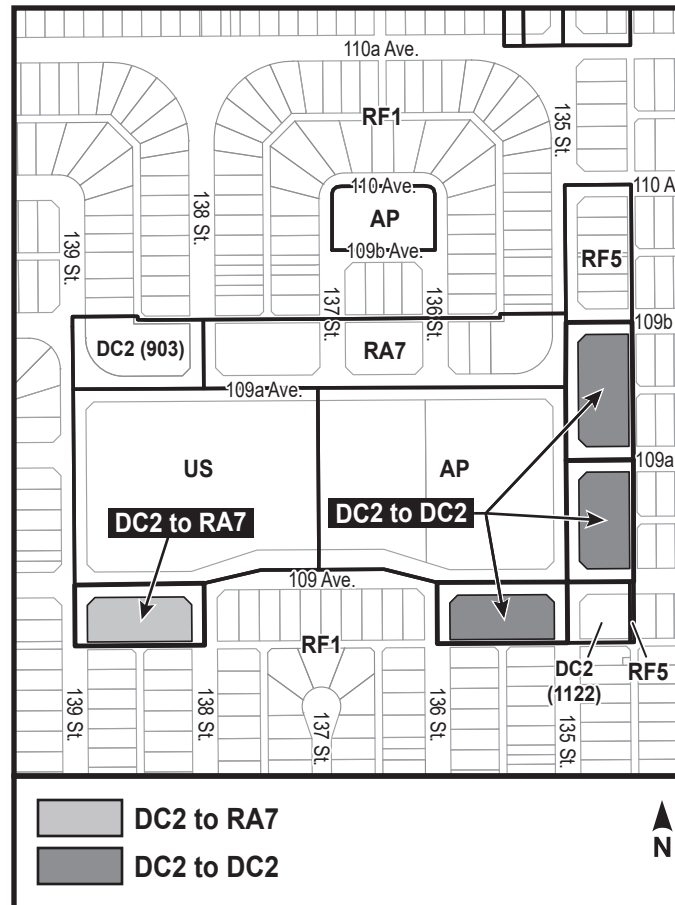
READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 19660



SCHEDULE “B”**(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION****1. General Purpose**

To establish a Site Specific Development Control Provision to accommodate medium density residential developments in the form of low rise apartments that may also include a limited range of residential-related uses, with site specific development criteria designed to sensitively integrate and be compatible with the surrounding land uses and to achieve a high quality development appropriate for these sites, interior to a mature neighbourhood.

2. Area of Application

This DC2 Provision shall apply to three separate, but adjacent Sites (designated Areas A, B, and C for descriptive purposes), located south of 109 Avenue NW, at 135 Street NW and east of 135 Street NW, between 109 Avenue NW and 109B Avenue NW, North Glenora, as illustrated on Appendix I to this Provision.

Area A: Lot 41, Block 5, Plan 3624 HW

Area B: Lots 16, 17 and 18, Block 1, Plan 3751 HW, and

Area C: Lots 47, 48 and 49, Block 1, Plan 3751 HW.

3. Uses

1. Multi-unit Housing
2. Minor Home Based Business
3. Major Home Based Business
4. Residential Sales Centre

4. Development Criteria

1. Development on these Sites shall be substantially in accordance with the development criteria established herein, and the architectural and site design features illustrated in Appendix I appended to and forming part of this Charter Bylaw.
2. The maximum Floor Area Ratio shall not exceed 1.5.
3. The maximum number of Dwellings shall be 114 at an overall Density of 123.8 Dwellings/ha, distributed as follows:

Area "A" - 36 units (127 Dwellings/ha);
 Area "B" - 36 units (120.6 Dwellings/ha); and
 Area "C" - 42 units (121.0 Dwellings/ha).

4. The maximum Height shall not exceed 13 m nor three Storeys. The maximum Height is determined from Grade to the ridge of the roofline for the purpose of this DC2 project.
5. The maximum Site Coverage shall not exceed 50%.
6. The site layouts and building orientations shall be in accordance with the site plan for Areas A, B, and C; as illustrated in Appendix I appended to this Provision and the following regulation:
 - a. The minimum front Setback shall be 6.0 m.
 - b. The minimum rear Setback shall be 6.0 m.
 - c. The minimum side Setback shall be 4.5 m.
7. Separation Space shall be provided in accordance with the following:
 - a. Except as provided elsewhere in this section, shall be contained fully within the Site of the proposed development.
 - b. The minimum Separation Space in front of any windows, entry or similar opening shall be applied along the full length and height of the exterior wall of the room in which the particular opening or window is located, and it shall be measured horizontally outward from, and at right angles to, that exterior wall.
 - c. Except as provided for elsewhere in this section, the specified Separation Space shall be free of buildings and public roadways.
 - d. For the purpose of this DC2 Provision, Privacy Zone shall mean an area within the minimum Separation Space which shall be free of buildings, public roadways, walkways, on-site roadways, communal parking areas and communal Amenity Areas.
 - e. The minimum separating distance between two Dwellings shall be equal to the sum of the minimum Separation Spaces for the opposite windows and openings, except as provided in Section 4.7(l) of this Provision and Section 4.7(q) of this Provision.
 - f. Notwithstanding these regulations, the Development Officer may require a

- lesser Separation Space where other design solutions offer equivalent daylight, sunlight, ventilation, quiet, visual privacy and views.
- g. A required Separation Space may be provided wholly or partly within a required Yard.
 - h. In front of a Principal Living Room Window, a Separation Space, with a minimum depth of 7.5 m or half the height of any wall opposite the said Window, whichever is greater, to a maximum of 10.0 m shall be provided.
 - i. Where a Principal Living Room Window faces directly onto a local public roadway other than a lane, communal walkway, on-site communal roadway or communal parking area, communal Amenity Area or accessory building or structure, these facilities or activity areas may be located within the minimum Separation Space where a Privacy Zone of at least 4.5 m is provided. This Privacy Zone shall be measured from the window to the nearest edge of the specified activity area. For local public roadways, the Privacy Zone shall be measured from the Window to the edge of the sidewalk or to the space reserved for a future sidewalk.
 - j. Where the sill of a Principal Living Room Window is at least 2.0 m above the elevation of the exterior area immediately outside the Window for a distance of at least 4.5 m out from the Window, no minimum Privacy Zone is required.
 - k. In front of a required Habitable Room Window other than the Principal Living Room Window, a Separation Space, with a minimum depth of 5.0 m or half the height of any wall opposite the said Window, whichever is greater, to a maximum of 7.5 m shall be provided.
 - l. Where a Habitable Room Window on a building of two storeys or less directly faces a Blank Wall of an adjacent building also of two storeys or less, the minimum separating distance may be reduced to 3.0 m.
 - m. Where a Habitable Room Window faces onto a local public roadway other than a lane, communal walkway, on-site communal roadway or communal parking area, communal Amenity Area or accessory building or structure, these facilities or activity areas may be located within the minimum Separation Space where a Privacy Zone of at least 3.0 m is provided. This Privacy Zone shall be measured from the Window to the nearest edge of the specified activity area. For local public roadways, the Privacy Zone shall be measured from the Window to the edge of the sidewalk or to the space reserved for a future sidewalk.
 - n. Where Habitable Room Windows face onto exterior corridors or access ways for Dwellings located above Grade, the Development Officer may vary the Privacy Zone requirements of Section 4.7(m) of this Provision.
 - o. Where the sill of a Habitable Room Window is at least 2.0 m above the

elevation of the exterior area immediately outside the Window for a distance of at least 3.0 m out from the Window, no minimum Privacy Zone is required.

- p. In front of a Non-habitable Room Window, a Non-required Habitable Room Window, an Entry or a Blank Wall, a Separation Space, with a minimum depth of 1.2 m plus 0.3 m for each additional storey above the first storey to a maximum of 3.0 m shall be provided.
 - q. Where two Blank Walls face one another, the required minimum Separation Space shall be calculated from only one of the Blank Walls. Where the two Blank Walls are of different heights, the Separation Space shall be calculated from the Blank Wall having the greater height.
8. Developments in this Provision shall be designed in accordance with the following architectural guidelines, to the satisfaction of the Development Officer:
- a. The architectural styles of the buildings shall be substantially in accordance with the buildings' elevations, mass and rooflines illustrated in Appendix I appended to this Provision;
 - b. The roof will be sloped to establish a residential character with dormers and other architectural features to add visual interest to the development;
 - c. The roofing material of the buildings shall consist of cedar shakes, clay tiles, concrete shingles or products of a similar material to provide texture to the roof surface. Roofs hidden from view, or behind parapet walls, may be clad with asphalt shingles or built up roofing material;
 - d. All exterior building Facades must be clad with harmonious exterior finishes which are attractive in appearance, durable, of high quality, consistent with the character of the existing neighbourhood, and which shall include brick on all elevations to the Height of a full storey at the main floor; and
 - e. The building elevations shall be designed and finished in a manner that minimize the perceived mass of the development when viewed from the street and neighbouring properties, and shall incorporate a partial roof at the line of the second floor to divide the building into a one storey base and two upper levels to reduce the perceived Height of the building.
9. Notwithstanding regulations for projections in the Zoning Bylaw, architectural projections are allowed as follows:

- a. Projections of a maximum of 1.0 m into the required Setbacks may be allowed for eaves, overhangs and architectural features;
 - b. A covered entrance, at the main floor only, may project into the Side Setback a maximum of 2.0 m.
 - c. A balcony or patio may be allowed to project into a side Setback or Separation Space a maximum of 2.0 m.
10. The Site security and building lighting must be located and designed to ensure that the illumination is directed downward and does not project outward from the Site.
11. All mechanical equipment located on the roof of any building shall be completely screened or incorporated into the attic space.
12. Notwithstanding parking regulations in the Zoning Bylaw, off-street parking shall be provided in accordance with the following to the satisfaction of the Development Officer, in consultation with Subdivision and Development Coordination (Transportation):
 - a. Where the applicant for a Development Permit can demonstrate to the satisfaction of the Development Officer, through a demand study prepared and submitted with respect to the proposed development, that by virtue of the use, character, or location of the proposed development, and its relationship to public transit facilities and other available parking facilities, the parking requirement for the proposed development is less than any minimum or more than any maximum set out in this Provision, the Development Officer may allow a reduction from the minimum or an increase from the maximum in the number of parking spaces. The Development Officer shall submit the demand study to Subdivision and Development Coordination (Transportation) for analysis, and the proposed reduction or increase may be approved by the Development Officer only with the concurrence or conditional concurrence of Subdivision and Development Coordination (Transportation). In no case shall the resulting number of parking spaces be less than one per Dwelling in the case of Residential Uses.
 - b. Resident parking shall be located wholly underground and shall be

provided at a minimum of 1.0 space per one bedroom Dwelling, 1.5 spaces per two bedroom Dwelling, and 1.75 spaces per three bedroom Dwelling or larger.

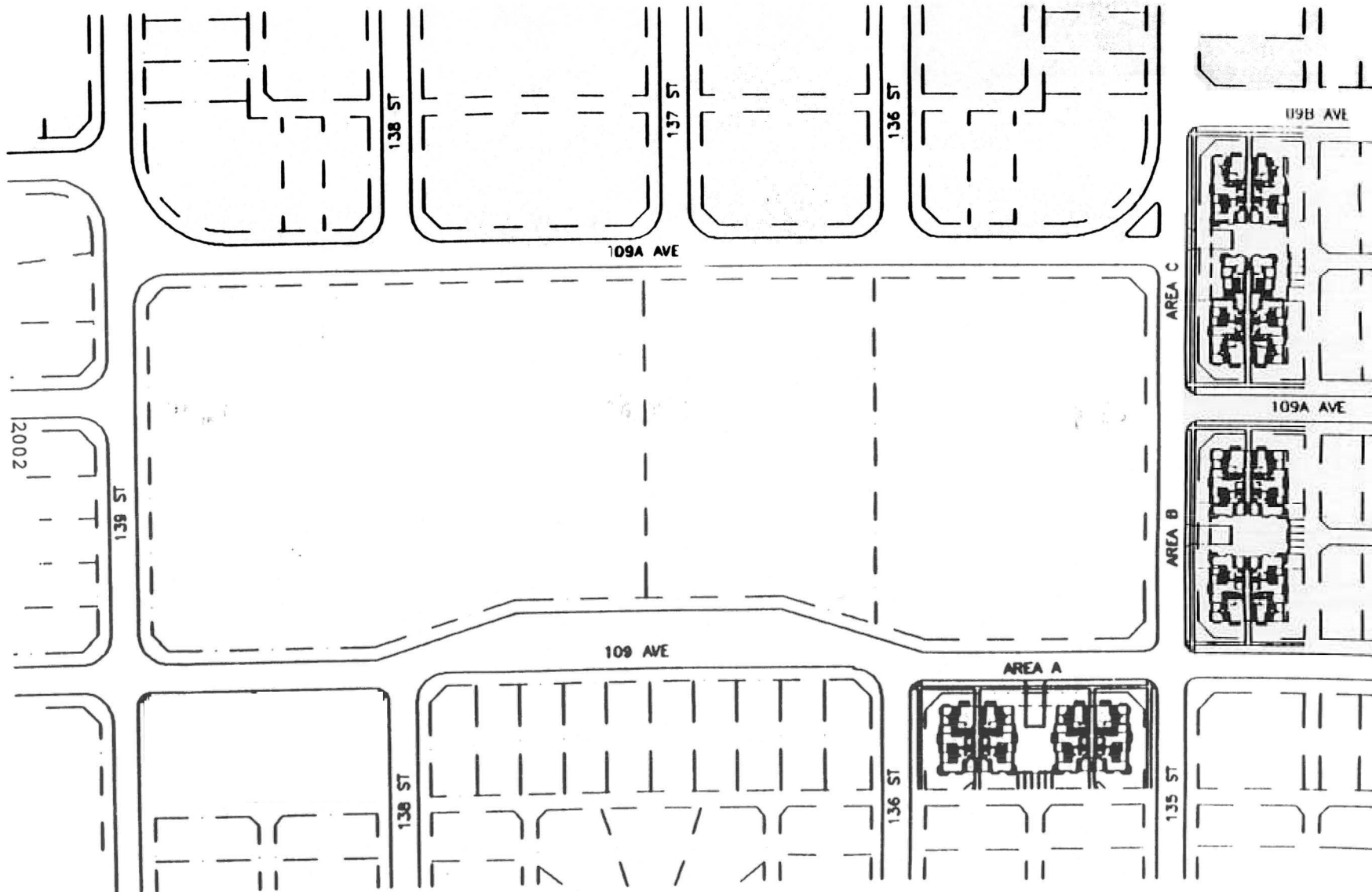
- c. Of the total number of parking spaces required, 1 visitor parking space for every 7 Dwellings shall be readily available and clearly identified as visitor parking, to be located within the Rear Setback Abutting the Lane, in a centralized location as illustrated in Appendix I. Visitor parking will be screened from the development with a combination of landscaped berms and planting.
 - d. The Development Officer may accept tandem parking spaces of a number that is equivalent to the total required parking minus the total number of Dwellings and minus guest parking. Guest parking spaces shall not be in tandem.
 - e. The number of bicycle parking spaces required shall be 5% of the number of off-street vehicular parking spaces required to a maximum of 50 bicycle parking spaces with 5 bicycle parking spaces being the minimum to be provided.
 - f. Where the total number of parking spaces is determined by reference to a unit such as the floor area, the next higher number shall be required where the calculation results in a fractional number of parking spaces.
 - g. The required parking spaces shall be wholly provided on the same site as the building.
- 13. Vehicular access to the Underground Parkade will be restricted to 109 Avenue NW and 135 Street NW, as illustrated on the Site plans contained in Appendix I. Vehicular access to the visitor parking area will be permitted from the Abutting Lanes.
 - 14. No recreational vehicles shall be parked at ground level on the site.
 - 15. The development shall provide a minimum Amenity Area of 7.5 m² per any residential Dwelling located on the main floor, for its use absolutely. Such areas shall be at Grade Abutting the Dwelling but screened with trees and hedges from adjacent views. Dwellings above the main floor will provide a minimum of 5.5 m² as private Amenity Space in the form of balconies. A sitting area of

approximately 11.0 m² shall be provided at the main floor of each building.

16. Landscaping within the required Setbacks shall include planting of mature coniferous and deciduous trees and shrubs to act as a buffer and reduce the perceived massing of the residential buildings. Mature deciduous trees shall be a minimum of 8.0 cm caliper and mature coniferous trees shall be a minimum of 3.0 m in height. Notwithstanding these standards, landscaping within Setbacks Abutting Lanes at the rear of each site shall incorporate an intermittent 1.2 m high solid screen fence along the Lot line, and mature deciduous trees a minimum of 10 cm caliper and mature coniferous trees with a minimum height of 4.0 m, interspersed with evergreen shrubs, to act as a buffer against adjacent residential developments.
17. To ensure a high standard of appearance complementary to the buildings, and a sensitive transition to surrounding uses detailed landscaping plans for each Area shall be submitted to and approved by the Development Officer, prior to the approval of any building permits, with the exception of footings and foundations.
 - a. these plans shall be substantially in accordance with the planting requirements illustrated in Appendix I, and shall include details of any decorative pavement, planters, fence, seating, pedestrian and security lighting, existing and proposed trees and shrubs, their species and size and soil depth and special provisions to facilitate plant growth for the entire project.
 - b. the existing mature trees on site shall not be moved unless it is absolutely necessary to accommodate a building or structure, in which case they may be moved to another location on site.
 - c. no boulevard trees shall be removed or relocated without the approval of the Development Officer in consultation with Urban Forestry.
18. The Development Officer shall require, as a condition of approval, that the applicant provide an irrevocable letter of credit in the amount of 100% of the established Landscaping costs for each Area, the conditions of the security being that:
 - a. if the Landscaping is not completed in accordance with the regulations of this Provision and the approved landscape plan(s) within one growing season after the completion of the development, then the amount fixed

shall be paid to the City for its use absolutely; and

- b. the Development Officer shall not release the letter of credit until an inspection of the site has demonstrated that the Landscaping has been well maintained and is in a healthy condition two growing seasons after completion of the landscaping project.
-
- 19. Signs shall be allowed in this district as provided for in accordance with Schedule 59B and in accordance with the general provisions of Section 59 of the Zoning Bylaw. Any building identification signs will be designed to be consistent with the style and detail of each building. Temporary freestanding real estate signage will be allowed during the marketing program of the development. No portable signs will be permitted whatsoever.
 - 20. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within the required front Setback and side Setbacks. Guest parking and garbage containers shall be located in the rear Setback Abutting the Lane; they shall be screened from view from any adjacent Sites and public roadways in accordance with the provision of Section 55.4 of the Zoning Bylaw.
 - 21. The Development Officer may grant relaxation to Sections 40 to 61 of the Zoning Bylaw and the regulations of this Provision, if in their opinion, such a variance would be in keeping with the General Purpose of this Provision and would not affect the amenities, use and enjoyment of neighbouring properties.



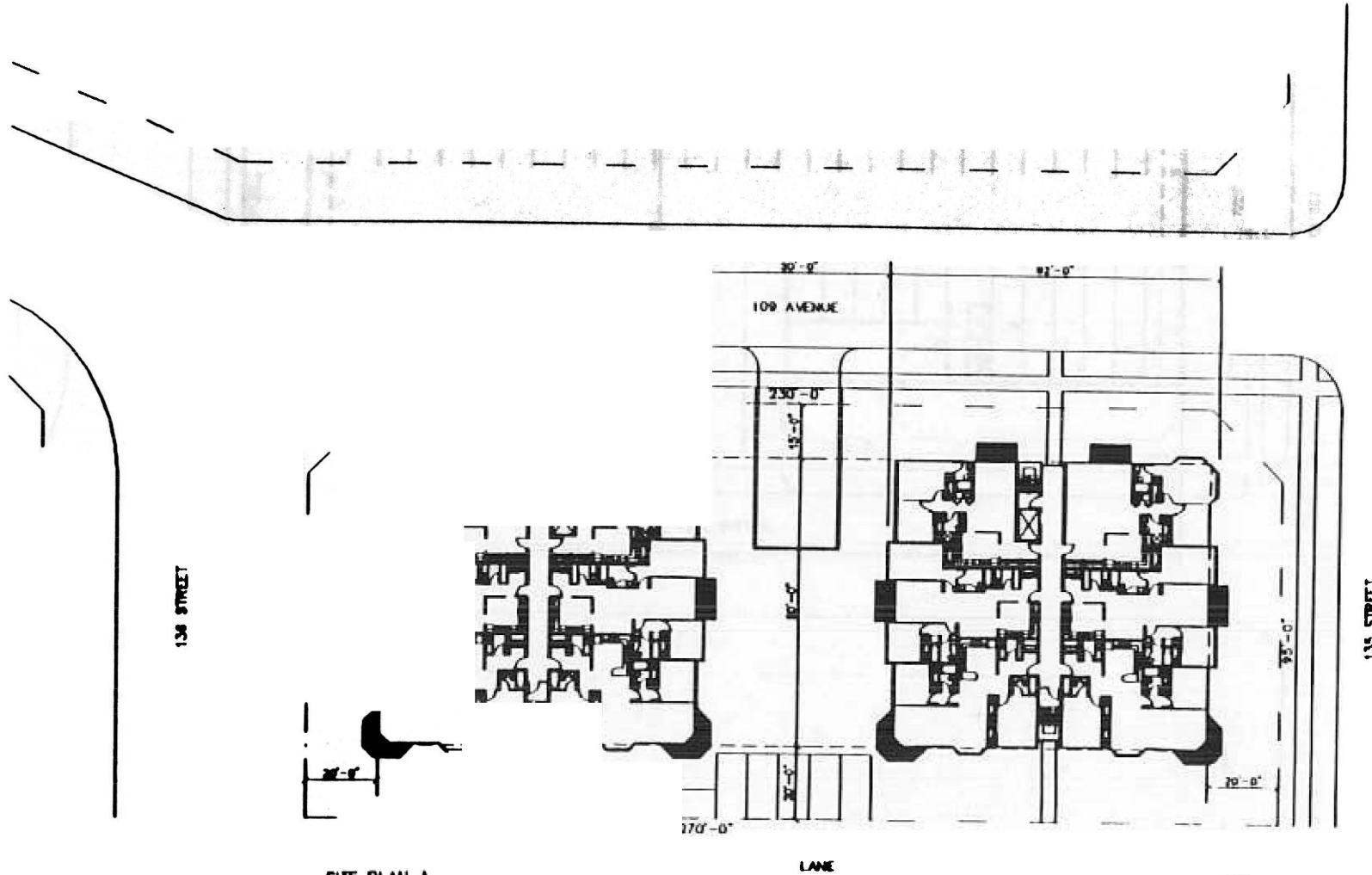
NORTH NEIGHBOURHOOD PLAN

WILLIAM RUTLEDGE
ARCHITECTS LTD

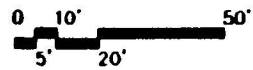
Project:
**WESTCORP INC.
NORTH GLENORA
CONDOMINIUMS
EDMONTON
ALBERTA**

Neighbourhood
Plan

2007



SITE PLAN A



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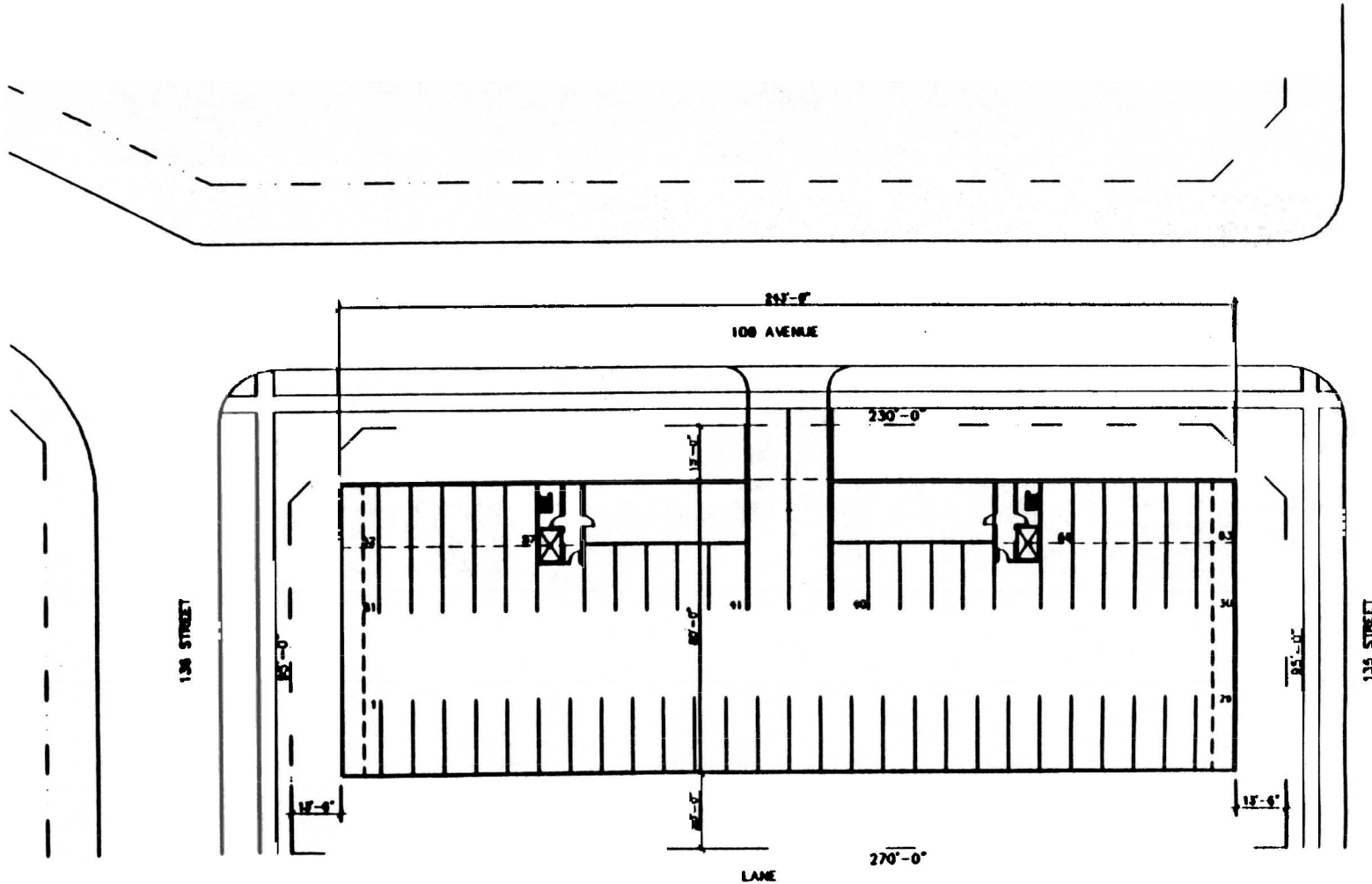
**WESTCORP INC
NORTH GLENORA
CONDOMINIUMS
EDMONTON
ALBERTA**

**SITE PLAN
AREA A**

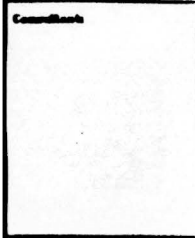
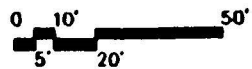
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2008



PARKADE A



Sheet

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CONDOMINIUMS
EDMONTON
ALBERTA

PARKADE
AREA A

Sheet

A-12



COLONIAL EAST/WEST ELEVATION



COLONIAL NORTH/SOUTH ELEVATION

2009

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ELEVATIONS
AREA A

Sheet
A-3

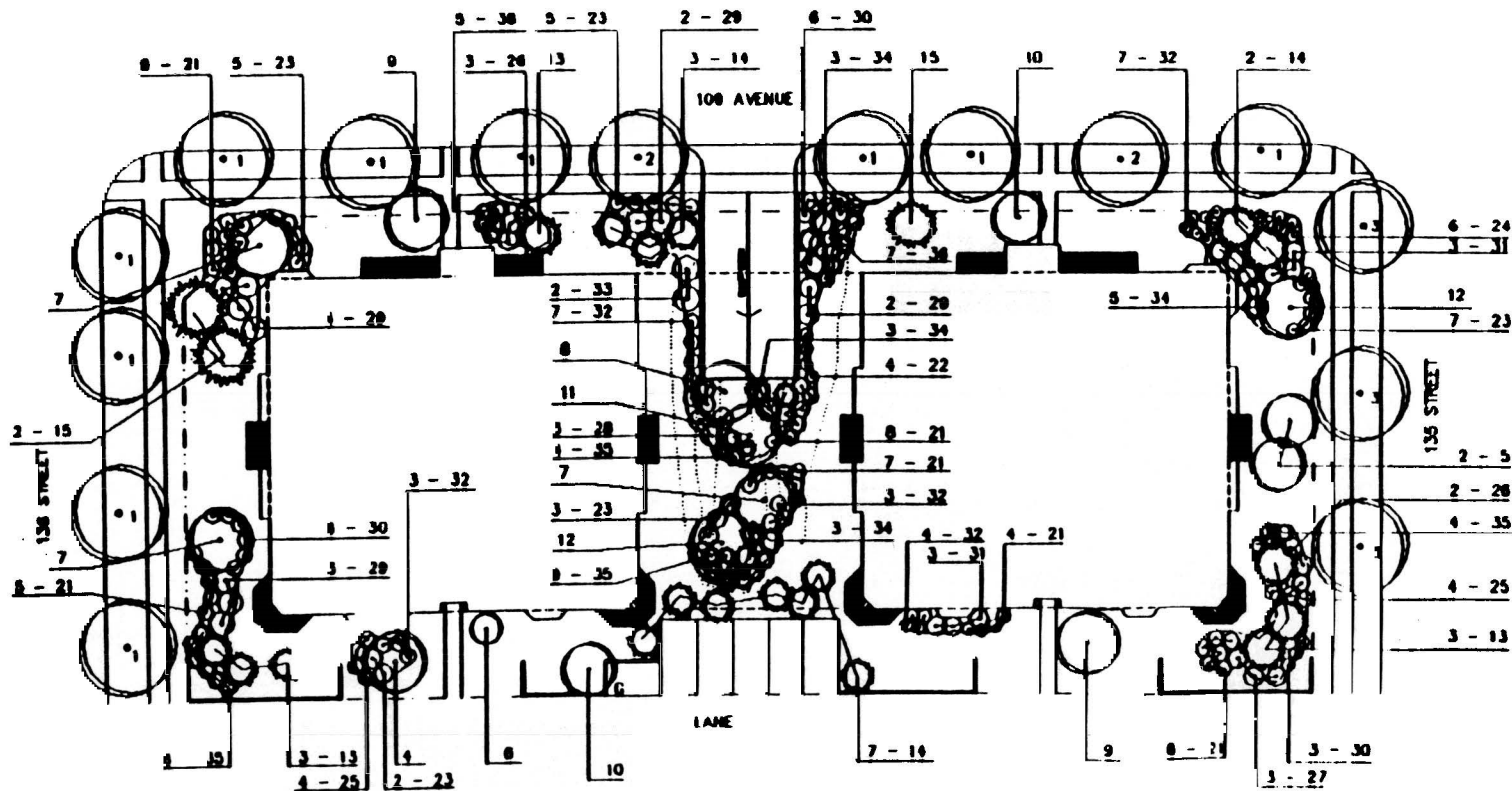
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NO.:	COMMON NAME	SIZE
TREES:		
1	GREEN ASH	EXISTING
2	BIRCH	EXISTING
3	ELM	EXISTING
4	PATMORE GREEN ASH	● 85 mm CAL
5	MOUNTAIN ASH	● 85 mm CAL
6	SIBERIAN COLUMN CRAB	● 65 mm CAL
7	ROYALTY CRAB	● 85 mm CAL
8	JAPANESE LILAC TREE	● 85 mm CAL
9	AMUR CHERRY	● 65 mm CAL
10	SHUBERT CHONECHERRY	● 85 mm CAL
11	THUNDERCHILD CRABAPPLE	● 65 mm CAL
12	DOLGO CRABAPPLE	● 85 mm CAL
13	SCOTS PINE	● 2500 mm HI
14	BLACKHILLS SPRUCE	● 2500 mm HI
15	COLORADO SPRUCE	● 3500 mm HI

NO.:	COMMON NAME	SIZE
SHRUBS:		
21	POTENTILLA	● 600 mm HI
22	COMPACT CRANBERRY	● 600 mm HI
23	DWARF EUROPEAN CRANBERRY	● 600 mm HI
24	FROBEL SPIREA	● 600 mm HI
25	GOLD FLAME SPIREA	● 600 mm HI
26	GOLDEN TWIG DOGWOOD	● 750 mm HI
27	VARIGATED DOGWOOD	● 750 mm HI
28	RED O DOGWOOD	● 750 mm HI
29	BUFFALOBERRY	● 600 mm HI
30	PURPLE LEAF PLUM	● 800 mm HI
31	GOLDEN NINEBARK	● 600 mm HI
32	ALPINE CURRANT	● 600 mm HI
33	WINGED BURNING BUSH	● 600 mm HI
34	MUGO PINE	● 750 mm SP
35	SKANDIA JUNIPER	● 750 mm SP
36	TAMARIX JUNIPER	● 750 mm HI

DENOTES PLANTING BED EDGER

DENOTES 1.2m FENCE



LANDSCAPE PLAN A



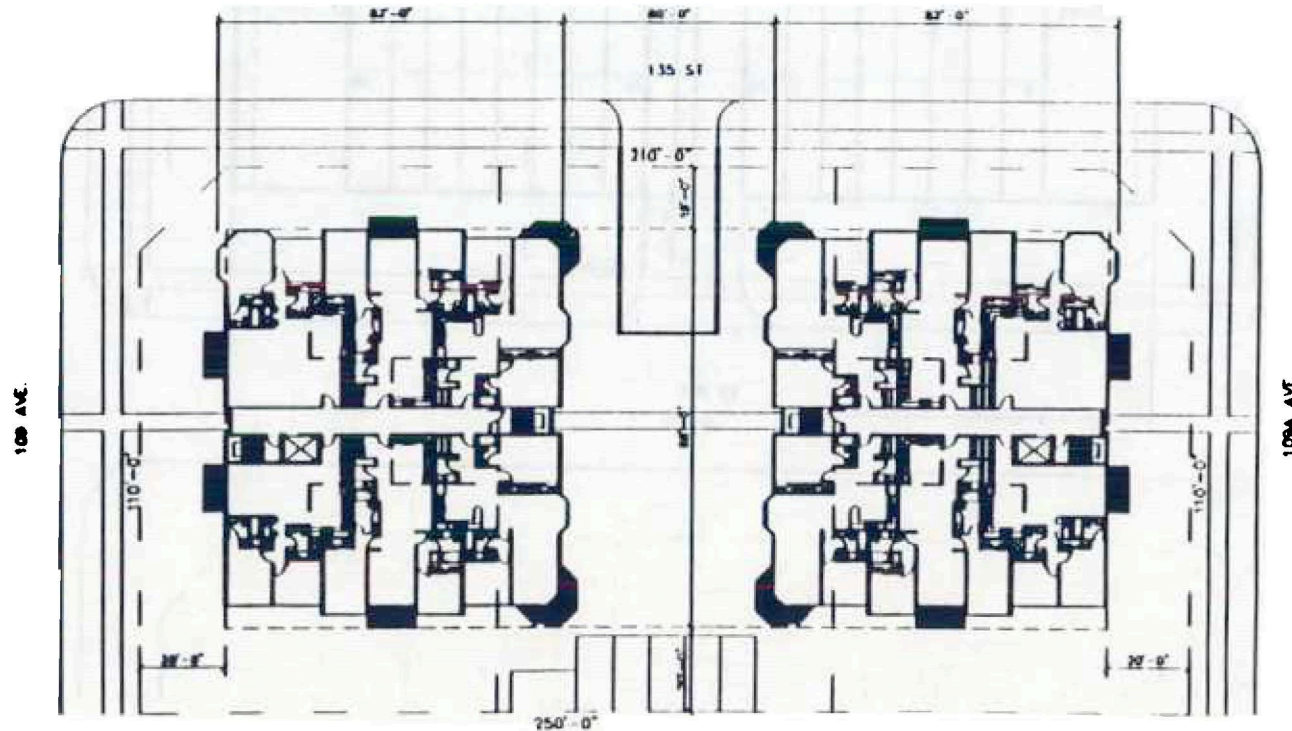
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EDMONTON
ALBERTA**

LANDSCAPE
PLAN
AREA A

A-1

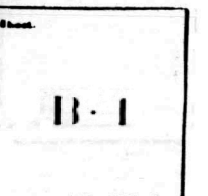
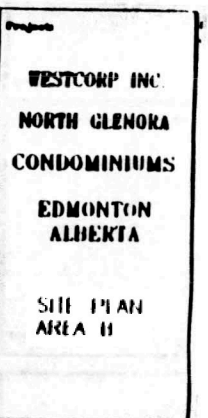
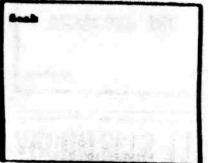
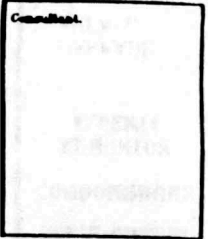
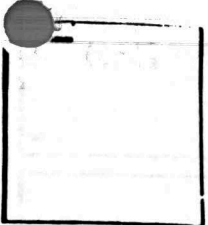
2011

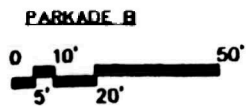
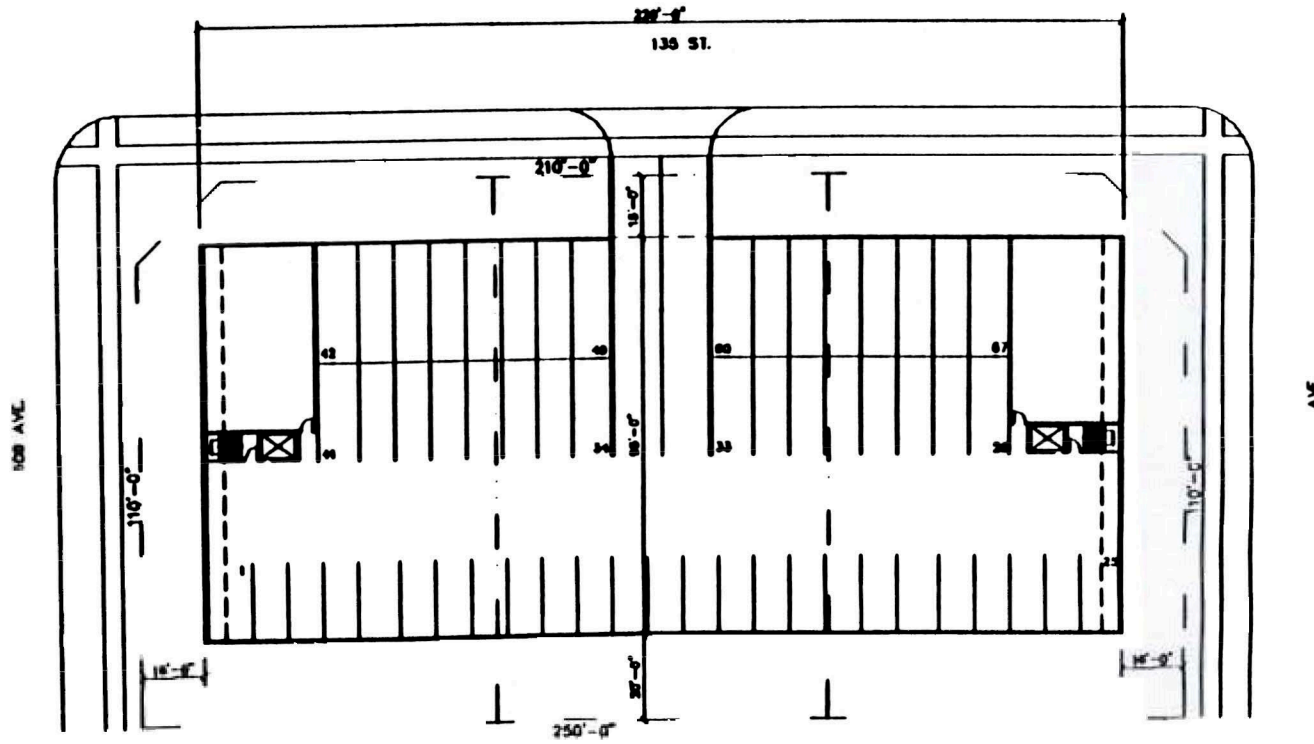


SITE PLAN B



AND





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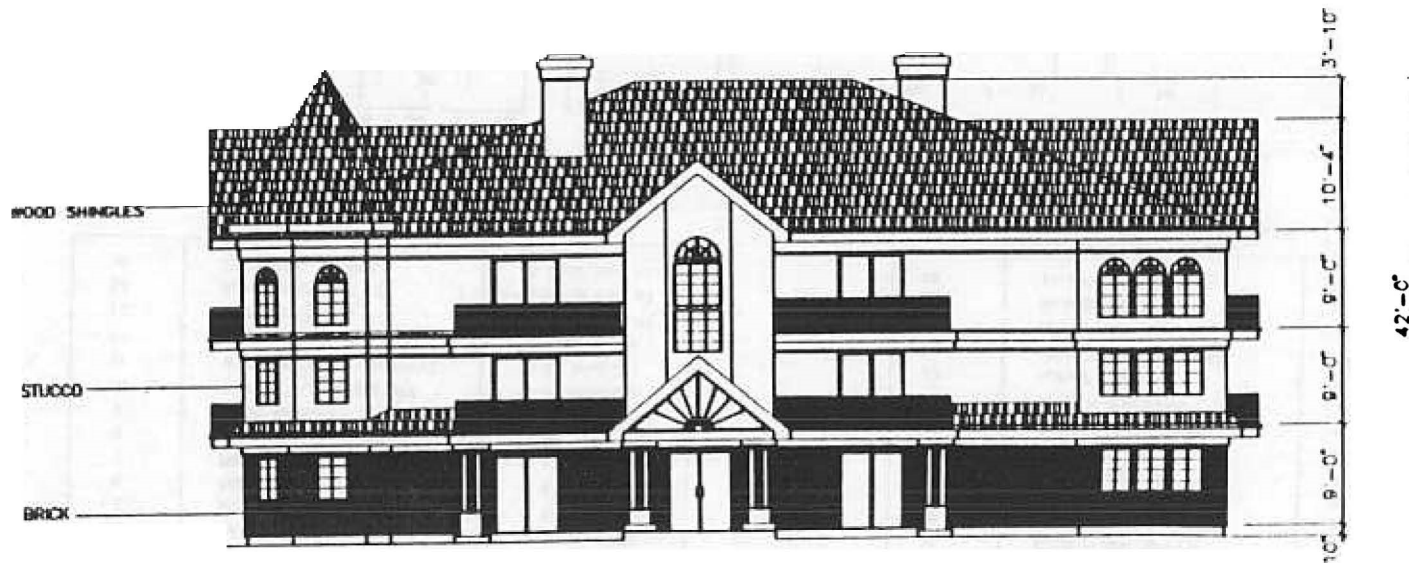
PARKADE
AREA B

Sheet:

B-2



VICTORIAN EAST/WEST ELEVATION



VICTORIAN NORTH/SOUTH ELEVATION

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ELEVATION
AREA II

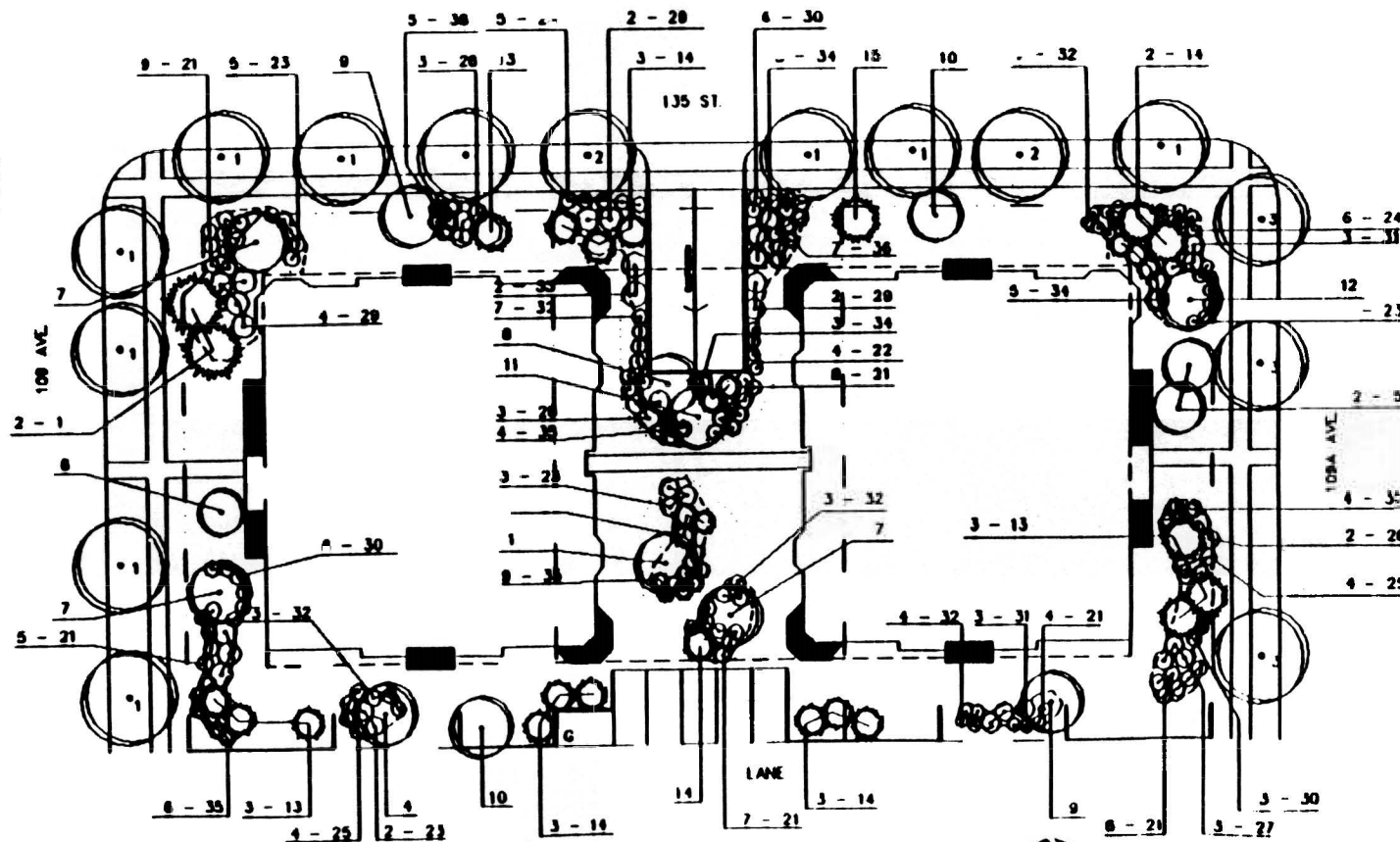
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B-3

NO.:	COMMON NAME	SIZE
TREE 8:		
1	GREEN ASH	EXISTING
2	BIRCH	EXISTING
3	ELM	EXISTING
4	PATMORE GREEN ASH	● 85 mm CAL
5	MOUNTAIN ASH	● 85 mm CAL
6	SIBERIAN COLUMN CRAB	● 85 mm CAL
7	ROYALTY CRAB	● 85 mm CAL
8	JAPANESE LILAC TREE	● 85 mm CAL
9	AMUR CHERRY	● 85 mm CAL
10	SHUBERT CHOKECHERRY	● 85 mm CAL
11	THUNDERCHOLD CRABAPPLE	● 85 mm CAL
12	DOLGO CRABAPPLE	● 85 mm CAL
13	SCOTS PINE	● 2500 mm HT
14	BLACKHILLS SPRUCE	● 2500 mm HT
10	COLORADO SPRUCE	● 3500 mm HT

NO.:	COMMON NAME	SIZE
SHRUBS:		
21	POTENTILLA	● 600 mm HT
22	COMPACT CRANBERRY	● 600 mm HT
23	DWARF EUROPEAN CRANBERRY	● 600 mm HT
24	FROBELI SPIREA	● 600 mm HT
25	GOLD FLAME SPIREA	● 600 mm HT
26	GOLDEN TWIG DOGWOOD	● 750 mm HT
27	VARIGATED DOGWOOD	● 750 mm HT
28	RED O. DOGWOOD	● 750 mm HT
29	BUFFALO BERRY	● 600 mm HT
30	PURPLE LEAF PLUM	● 800 mm HT
31	GOLDEN NINEBARK	● 600 mm HT
32	ALPINE CURRANT	● 600 mm HT
33	WINGED BURNING BUSH	● 600 mm HT
34	MUGO PINE	● 750 mm SP
35	SKANDIA JUNIPER	● 750 mm SP
36	TAMARIX JUNIPER	● 750 mm HT

DENOTES 1.2m FENCE



0 10' 50'

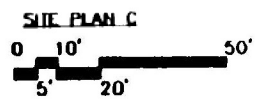
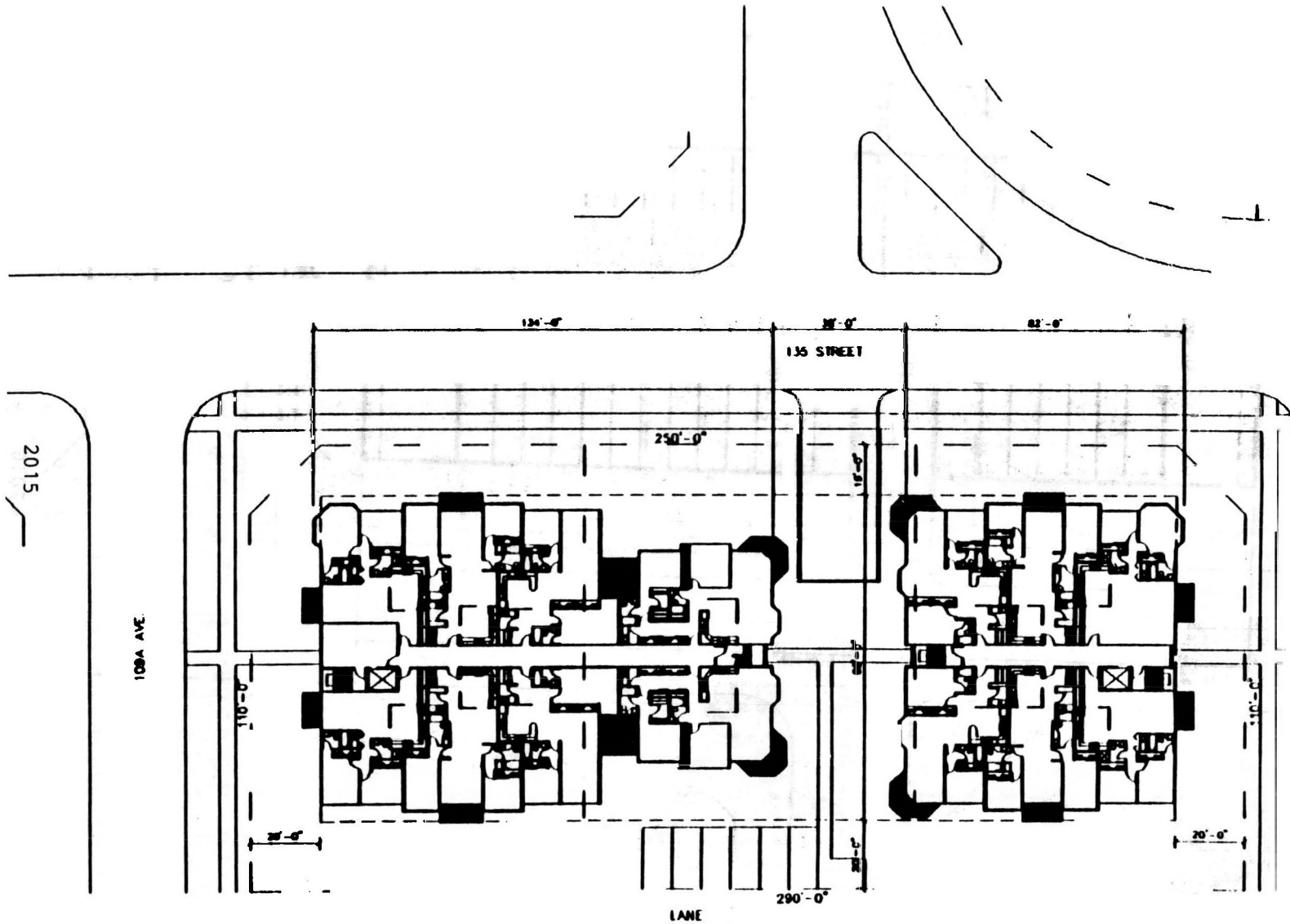


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NORTH GLENORA
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ALBERTA

LANDSCAPE
PLAN
AREA II

13.1



Sheet

Comments

Rev.

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Project:

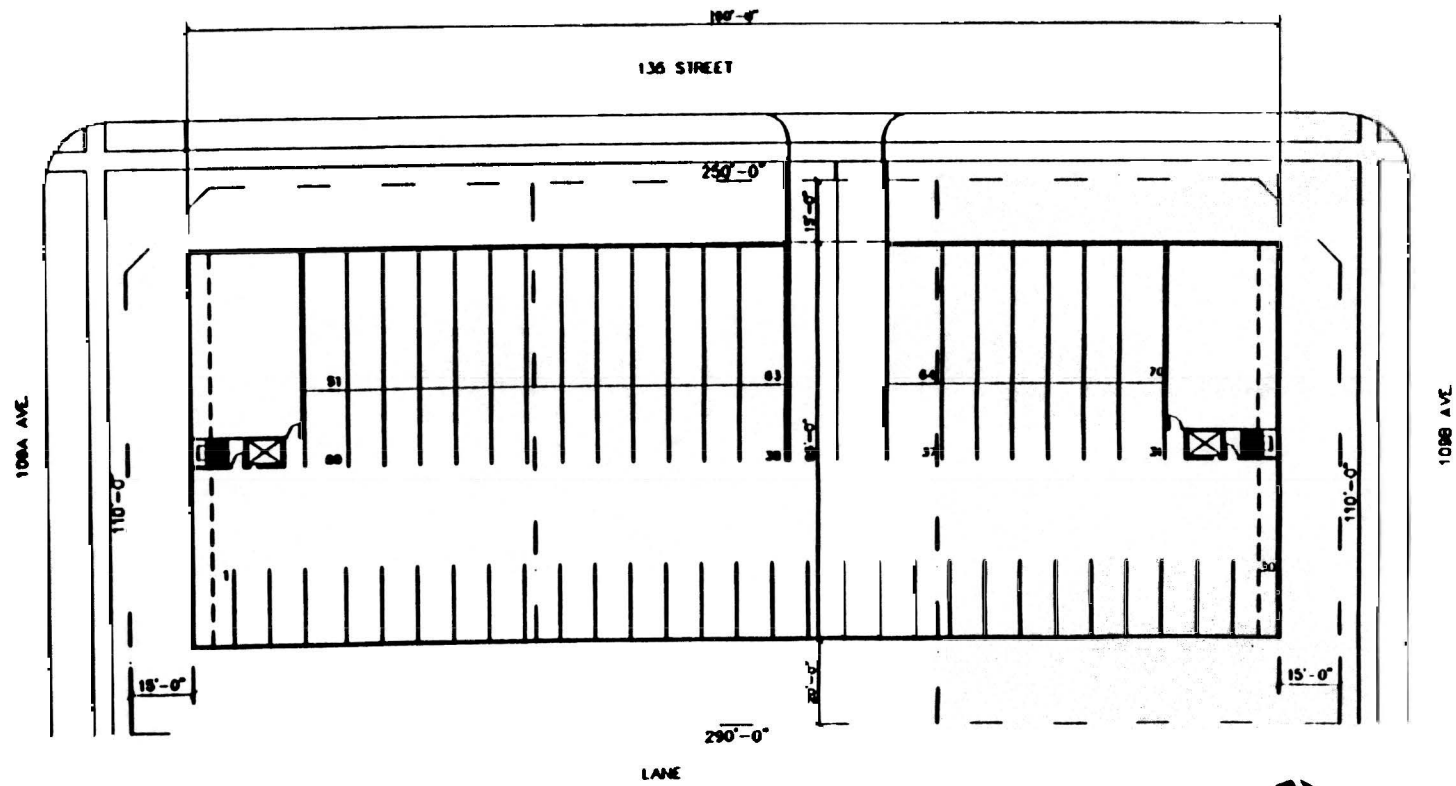
**WESTCORP INC.
NORTH GLENORA
CONDOMINIUMS
EDMONTON
ALBERTA**

**SITE PLAN
AKA 1**

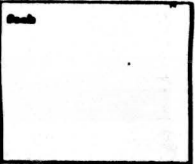
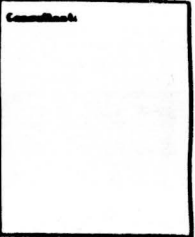
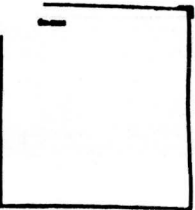
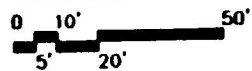
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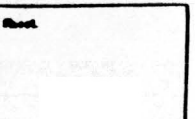


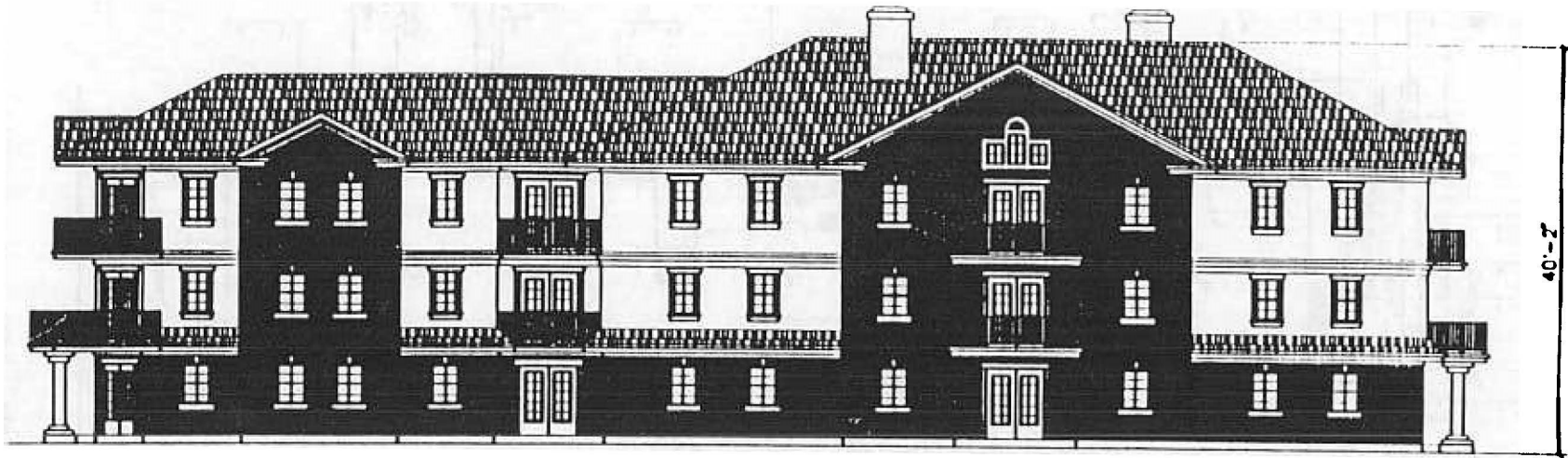
PARKADE C



WILLIAM RUTLEDGE
ARCHITECTS LTD

Project:
WESTCORP INC.
NORTH GLENORA
CONDOMINIUMS
EDMONTON
ALBERTA
PARKADE AREA C





COLONIAL WEST ELEVATION



COLONIAL SOUTH ELEVATION



WILLIAM RUTLEDGE
ARCHITECTS LTD.

Project:

WESTCORP. INC.
NORTH GLENORA
CONDOMINIUMS
EDMONTON,
ALBERTA

ELEVATION
AREA C

Sheet:

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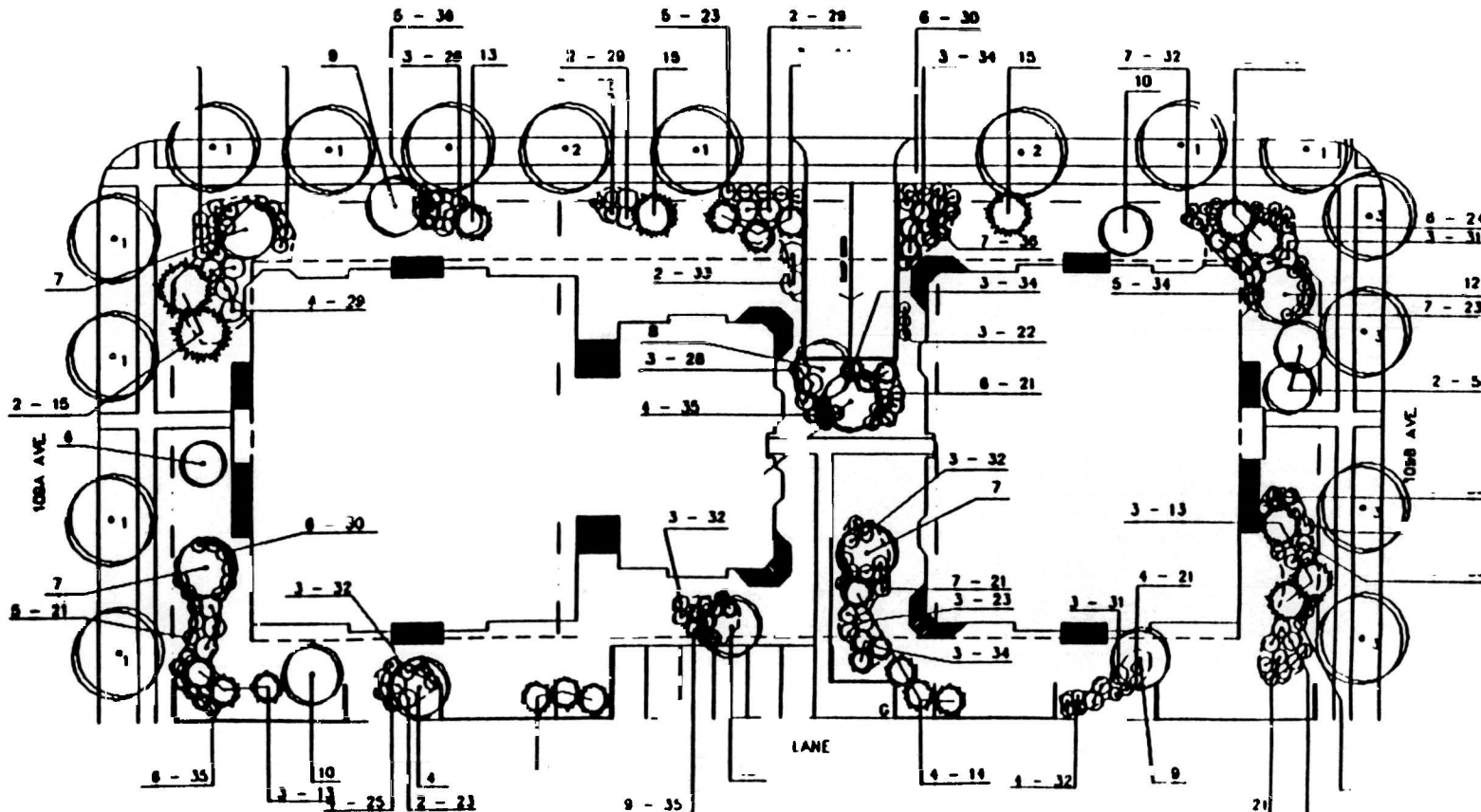
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NO.:	COMMON NAME	SIZE
TREES:		
1	GREEN ASH	EXISTING
2	BIRCH	EXISTING
3	ELM	EXISTING
4	PATMORE GREEN ASH	● 65 mm CAL
5	MOUNTAIN ASH	● 85 mm CAL
6	SIBERIAN COLUMN CRAB	● 85 mm CAL
7	ROYALTY CRAB	● 85 mm CAL
8	JAPANESE LILAC TREE	● 85 mm CAL
9	AMUR CHERRY	● 65 mm CAL
10	SHUBERT CHOKECHERRY	● 85 mm CAL
11	THUNDERCHILD CRABAPPLE	● 85 mm CAL
12	DOLDO CRABAPPLE	● 65 mm CAL
13	SCOTS PINE	● 2500 mm HT
14	BLACKHILLS SPRUCE	● 2500 mm HT
15	COLORADO SPRUCE	● 3500 mm HT

NO.:	COMMON NAME	SIZE
SHRUBS:		
21	POTENTILLA	● 600 mm HT
22	COMPACT CRANBERRY	● 600 mm HT
23	DWARF EUROPEAN CRANBERRY	● 600 mm HT
24	FROBEL SPIREA	● 600 mm HT
25	GOLD FLAME SPIREA	● 600 mm HT
26	GOLDEN TING DOGWOOD	● 750 mm HT
27	VARIGATED DOGWOOD	● 750 mm HT
28	RED D. DOGWOOD	● 750 mm HT
29	BUFFALO BERRY	● 600 mm HT
30	PURPLE LEAF PLUM	● 600 mm HT
31	GOLDEN NINEBARK	● 600 mm HT
32	ALPINE CURRANT	● 600 mm HT
33	WINGED BURNING BUSH	● 600 mm HT
34	MUGO PINE	● 750 mm SP
35	SKANDIA JUNIPER	● 750 mm SP
36	TAMARIX JUNIPER	● 750 mm HT

----- DENOTES PLANTING BED EDGER

————— DENOTES 1.2m FENCE

**LANDSCAPE PLAN C**

**WILLIAM
RUTLEDGE
ARCHITECTS LTD**

Project:

WESTCORP INC.
NORTH GLENORA
CONDOMINIUMS
EDMONTON
ALBERTA

LANDSCAPE
PLAN
AREA C

Sheet

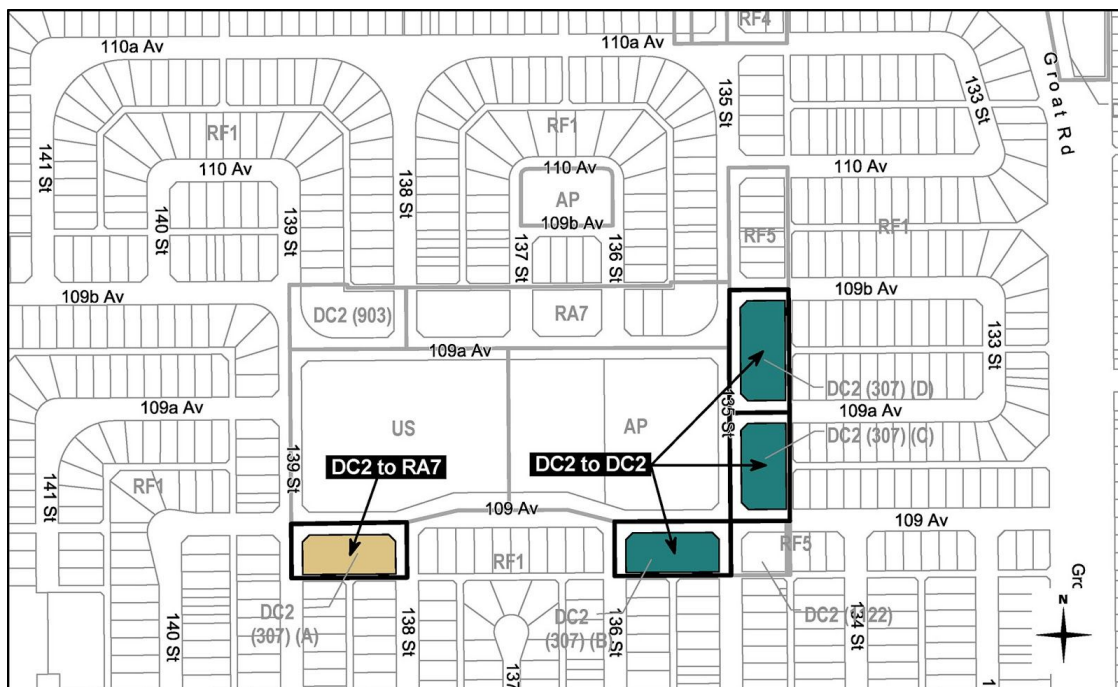
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ADMINISTRATION REPORT **REZONING** NORTH GLENORA

13803 - 109 Avenue NW, 13503 - 109 Avenue NW, 10905 - 135 Street NW

To allow for low rise Multi-unit Housing.



Recommendation: That Charter Bylaw 19660 to amend the Zoning Bylaw from from a (DC2.307) Site Specific Development Control Provision to the (RA7) Low Rise Apartment Zone and a new (DC2) Site Specific Development Control Provision be APPROVED.

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

- The site proposed for RA7 zoning is more appropriate for standard zoning instead of site specific zoning;
- The differences between the existing and proposed zones are minimal and will lead to comparable developments and impacts; and
- The proposed RA7 Zone will facilitate development in line with the intent and objectives of the North Glenora Community Plan, Residential Infill Guidelines and The City Plan.

Report Summary

This land use amendment application was submitted by Der & Associates Architecture Ltd. on November 26, 2020 on behalf of Regency Developments. This application proposes to change the designation of four parcels from a (DC2.307) Site Specific Development Control Provision to the (RA7) Low Rise Apartment Zone (13803 - 109 Avenue NW) and a new (DC2) Site Specific Development Control Provision (13503 - 109 Avenue NW & 10905 - 135 Street NW).

The proposed RA7 Zone would allow for a 16 metre high (approximately 4 storey) residential building with limited commercial opportunities at ground level, such as Child Care Services, General Retail Stores and Specialty Food Services. The proposed DC2 Provision for the remaining 3 sites is identical to the existing DC2 Provision in terms of development rights and requirements, with only administrative changes to update terminology and references. See Appendix 1 to this report for a detailed comparison. The DC2 to DC2 rezoning is necessary in order to remove the proposed RA7 site from the original area of application.

These sites are already zoned to allow a low rise built form which is considered appropriate and compatible at this location. The degree of change in development rights proposed by this rezoning is considered relatively minor. It is the Administration's opinion that this zoning change is compatible with the Guiding Principles of the non-statutory North Glenora Community Plan, the objectives of the Residential Infill Guidelines and the infill goals of The City Plan.

The Application

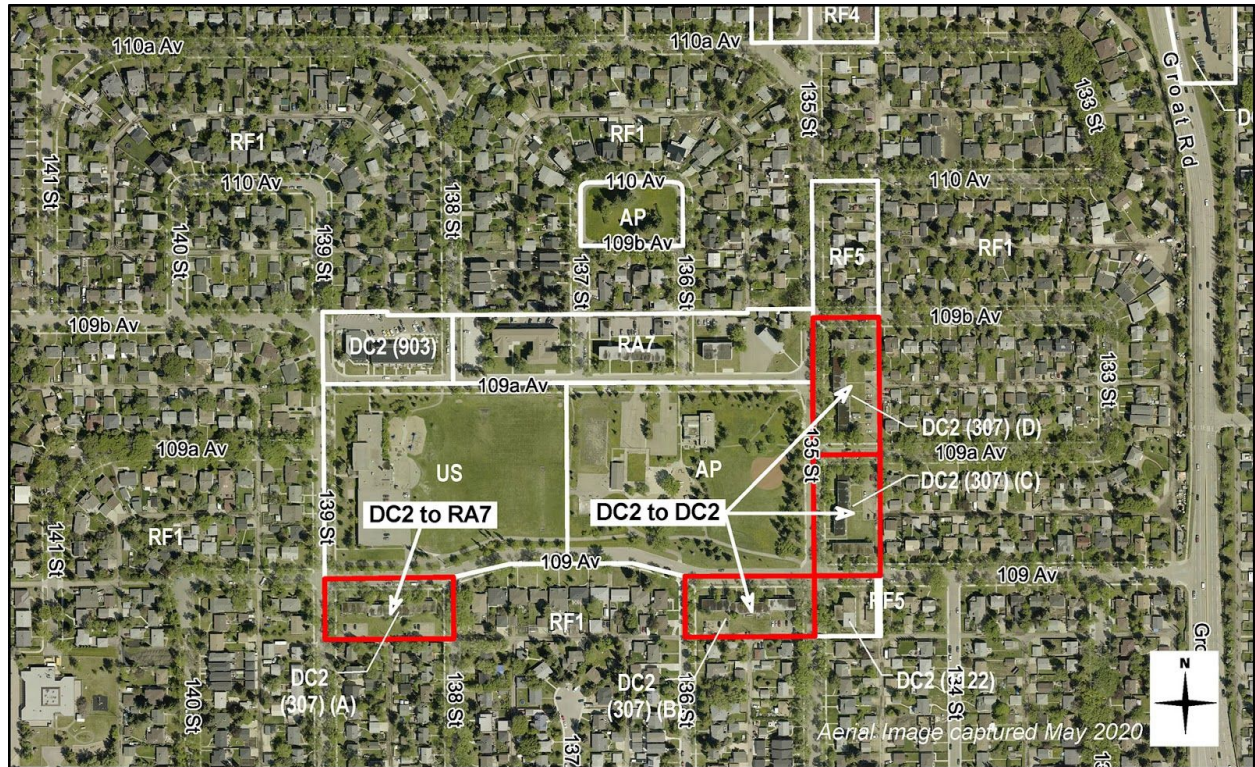
1. CHARTER BYLAW 19660 to amend the Zoning Bylaw from a (DC2.307) Site Specific Development Control Provision to the (RA7) Low Rise Apartment Zone and a new (DC2) Site Specific Development Control Provision.

The current DC2 Provision applies to 4 sites:

- 13803 - 109 Avenue NW (Area A - Lot 41, Block 7, Plan 3624HW)
- 13503 - 109 Avenue NW (Area B - Lot 41, Block 5, Plan 3624HW)
- 10905 - 135 Street NW (Area C - Lots 16 - 18, Block 1, Plan 3751HW)
- 10905 - 135 Street NW (Area D - Lots 47 - 49, Block 1, Plan 3751HW)

All 4 sites are under the same ownership and the developer intends to redevelop all 4, over time, starting with 13803 - 109 Avenue NW (Area A). Area A currently contains a 14 Dwelling Row House built in the 1950's, but the current DC2 Provision from 1993 allows for a 13 metre high (3 storey) low rise apartment with up to 36 dwellings.

The developer attempted to redevelop this property under the existing DC2 Provision. A Development Permit was approved by the Development Authority, with variances to the building design, parking and landscaping, but the decision was appealed. The Subdivision and Development Appeal Board granted the appeal and refused the permit citing that the Development Authority failed to follow the directions of Council as interpreted through the existing DC2 Provision from 1993.

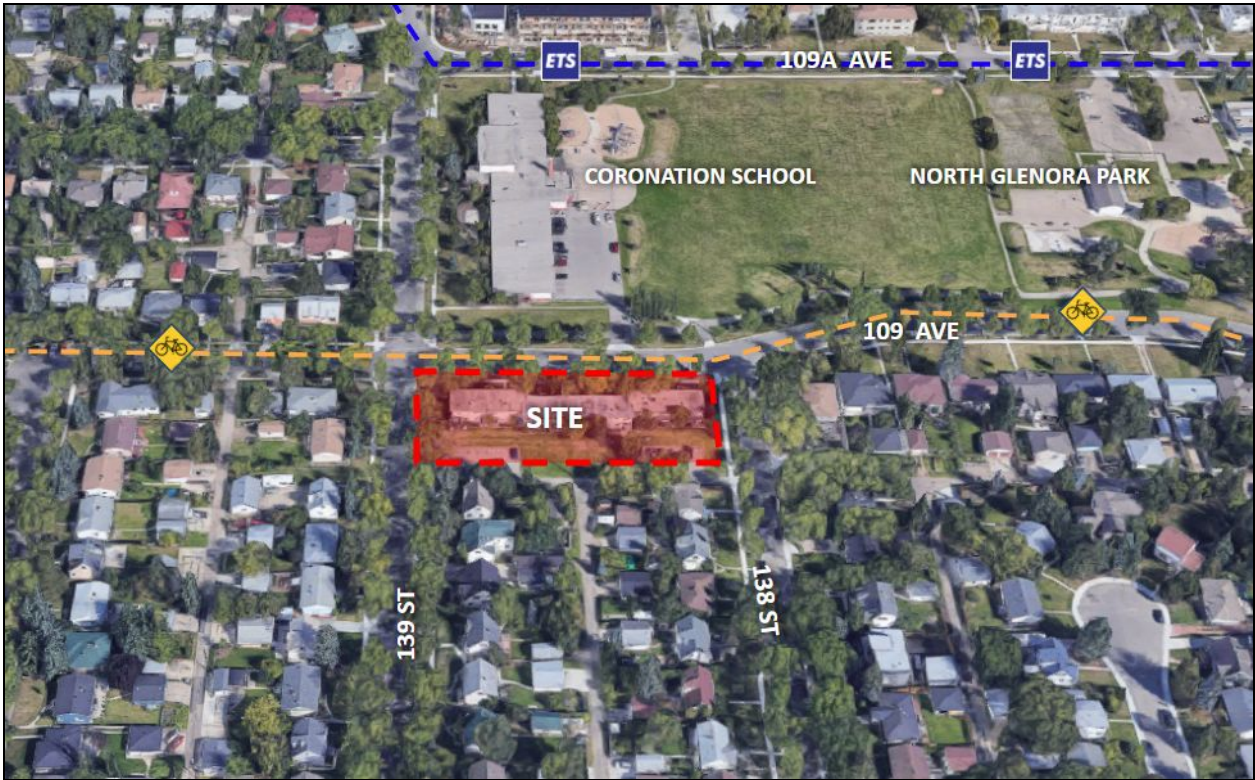


AERIAL VIEW SHOWING ALL FOUR SITES

Because the current DC2.307 applies to all 4 sites, all 4 sites need to be rezoned to remove the reference to the site being rezoned to RA7. The proposed DC2 Provision for the remaining 3 sites is identical to the existing DC2 Provision in terms of development rights and requirements, with only administrative changes to update terminology and references. As such, the analysis within this report will only focus on the site proposed to be rezoned to the RA7 Zone.

Site and Surrounding Area

The site is located on the interior of the North Glenora community at the intersection of two local roads. An on-street bike route runs past the site and bus service is nearby, one block to the north.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC2.307-A) Site Specific Development Control Provision	14 Dwelling Row House
CONTEXT		
North	(US) Urban Services Zone	Coronation School
East, South & West	(RF1) Single Detached Residential Zone with Mature Neighbourhood Overlay	Single Detached Housing



LOOKING SOUTHWEST FROM 109 AVENUE NW

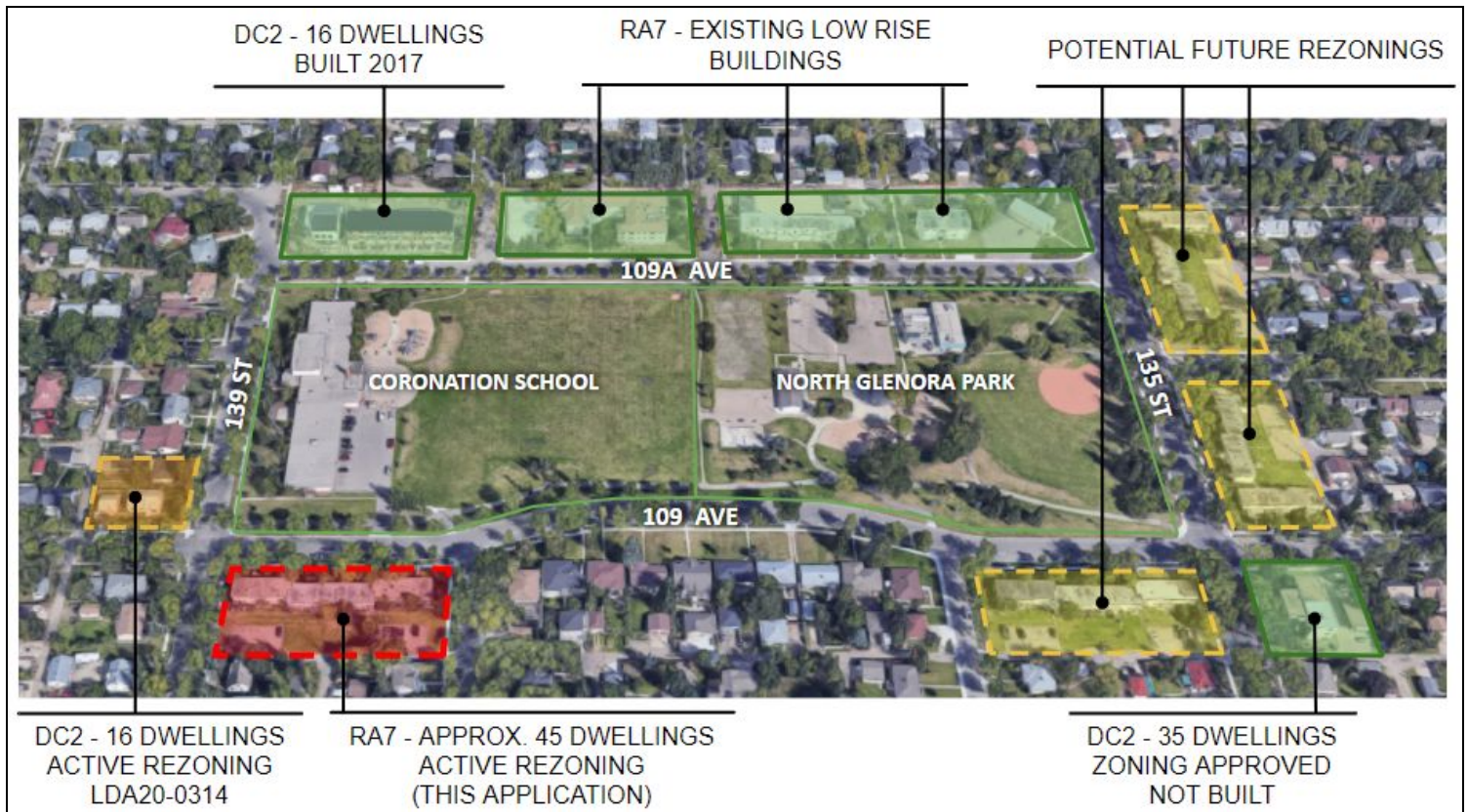


LOOKING NORTHEAST FROM 139 STREET NW

Planning Analysis

BROADER NEIGHBOURHOOD PLANNING CONTEXT

This site is part of a partial “ring” of existing multi-unit housing developments that exist at many locations around the central open space containing Coronation School and North Glenora Park. There have also been a few recent applications for new development at locations on the “ring” that have historically been lower density.



The zoning for these sites have a combination of RA7 and DC2 Zoning. Due to the age of the existing multi-unit housing buildings, combined with these new applications, this area is in the midst of experiencing a wave of redevelopment. While each site will likely be dealt with on a case by case basis, Administration recognizes the cumulative nature of these changes over time and will ensure the planning analysis each time factors in this broader context.

STANDARD VS. SITE SPECIFIC ZONING

While the existing zone is a (DC2) Site Specific Development Control Provision, it is from 1993 and created in a different era of planning in Edmonton and under the now obsolete Land Use Bylaw 5996. With regards to the criteria of today's Zoning Bylaw, Administration does not see this site as having sufficient unique characteristics that require site specific regulations to ensure land use conflicts with neighbouring properties are minimized. It is of a regular shape,

separated from any other property by a road or a lane and across from a school yard and surface parking lot. As such, a standard zone is appropriate and the RA7 Zone is the most comparable standard zone to the existing DC2 Provision. By using the standard (RA7) Low Rise Apartment Zone, the future development will better conform with today's standards for things like parking, landscaping, lighting and amenity area and requirements for these features will mature with any future Zoning Bylaw changes going forward.

LAND USE COMPATIBILITY

Both the current and proposed zones allow for a low rise built form of similar intensities and the degree of change in development rights proposed by this rezoning is considered relatively minor. Notable changes are:

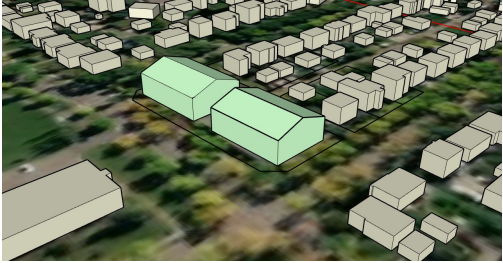
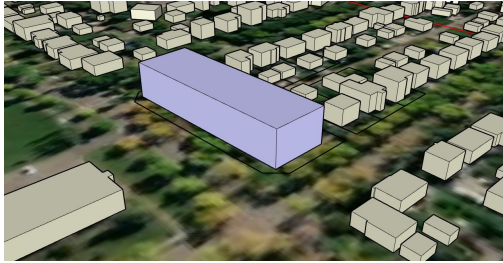
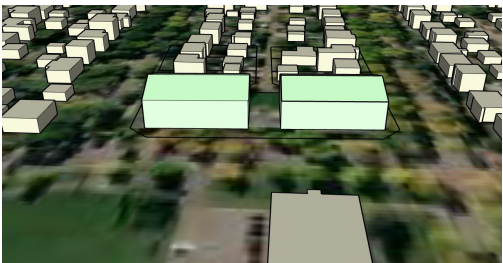
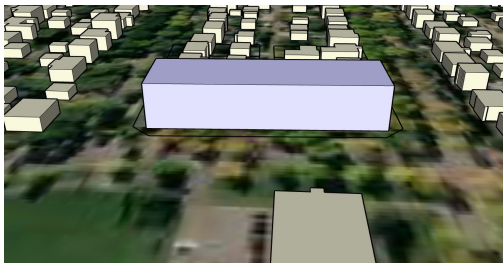
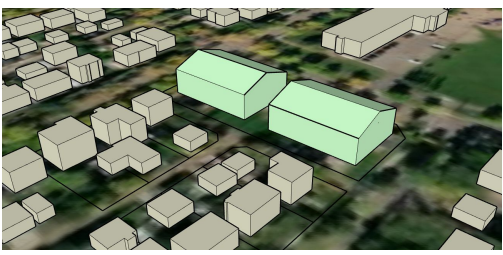
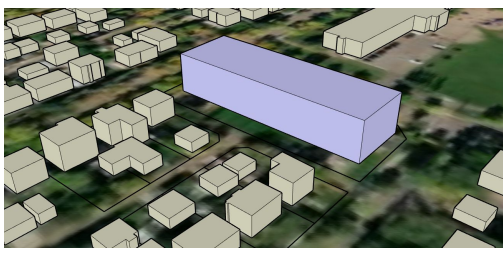
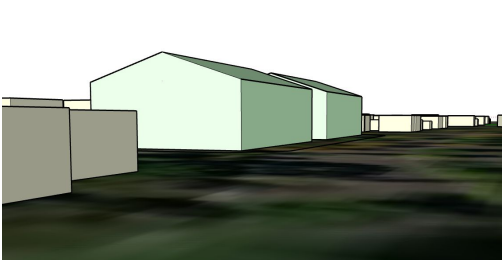
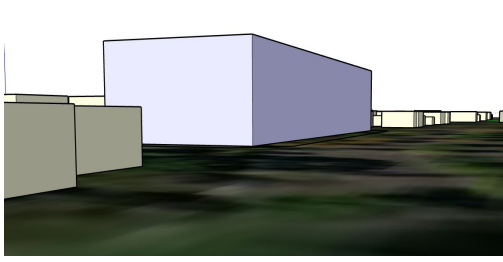
- One extra storey of height;
- No maximum number of dwellings in the RA7 Zone;
- Introduction of Open Option Parking through standard zoning; and
- Introduction of limited commercial opportunities.

The table below shows a more complete comparison of the two zones.

Feature	Current DC2 (307-A)	Proposed RA7
Height	13 m (3 storeys) - sloped roof	14.5 m - flat roof 16.0 m - sloped roof (approximately 4 storeys)
Floor Area Ratio	1.5	2.3 - 2.5
Number of units	36	13 minimum, no maximum
Site Coverage	50%	N/A
North Setback	6.0 m	4.5 m
South Setback	6.0 m	7.5 m
West Setback	4.5 m	4.5 m
East Setback	4.5 m	4.5 m
Number of buildings	2	1
Space between buildings	Approximately 10.0 m	N/A
Parking	Approximately 59 spaces (all underground)	No spaces required ¹ (surface or underground)
Vehicle Access Locations	109 Avenue & 135 Street	Rear Lane

1 - On June 23, 2020, City Council approved Open Option Parking, which provides developers' flexibility to choose the amount of on-site parking that they feel is appropriate for their projects, including visitor parking. It's important to note that open option parking doesn't necessarily mean no parking. It is actually more likely to result in the "right amount" of parking as builders know their parking needs best and have an interest in ensuring they are meeting market demand for parking spaces, including for visitor spaces. The parking supply for this project will accordingly be determined at the Development Permit stage.

The graphics below are rough massing models of both the existing and proposed zones to get a visual sense of the differences. There are many required design details of both zones that are not shown.

	Current DC2.307-A	Proposed RA7
Looking Southeast		
Looking South		
Looking Northwest		
Ground level looking southwest		

A low rise built form is generally considered appropriate and compatible at this location. The site is directly south of Coronation School and North Glenora Park. This open space is nearly surrounded by zoning that allows for low rise buildings, including existing RA7 Zoning along much of the north edge of the park. The additional height, and subsequent increased sun shadow, will primarily be felt by the school parking lot, which is not of concern.

While the RA7 Zone allows for commercial uses, the following restrictions would apply:

- Commercial Uses shall not be located above the ground floor;
- the total Floor Area of each commercial premises shall not exceed 275 m²; and
- these Uses shall not be permitted in any freestanding structure separate from a structure containing Residential Uses. Their principal entrance shall be a separate, outside entrance.

In addition, the actual types of commercial businesses allowed by the proposed RA7 Zone are limited and designed to be ones that are generally compatible with residential development such as coffee shops, small healthcare offices, retail stores and hair salons.

Administration has concluded that the proposed RA7 Zone is compatible with the surrounding sites and neighbourhood in both uses and built form.

NORTH GLENORA COMMUNITY PLAN

The North Glenora Community Plan is a non-statutory plan that applies to the neighbourhood and this site. As per the report when the plan was brought forward to City Council for consideration in 1998:

“The North Glenora Community Plan is a community driven community development document containing recommendations aimed at fulfilling vision statements and guiding principles relating to land use planning, infrastructure and quality of life issues for North Glenora. Approval of the Plan document will signify Council's agreement, in principle, with the recommendations and guiding principles of the North Glenora Community Plan.”

The plan contains 3 guiding principles related to redevelopment of land, with associated recommendations:

1. Guiding Principle: Accommodate redevelopment in a manner consistent with the existing development and zoning of the community.
 - a. Recommendation: That the current residential zoning be retained to control land use density unless it can be demonstrated to the community that a rezoning would be in keeping with the Guiding Principles of this Plan as well as the goals and objectives of residents and property owners who might be affected.
2. Guiding Principle: Maintain the current mix of housing types in order to meet a range of socio-economic needs while continuing to emphasize the single family dwelling.
 - a. Recommendation: That future residential rezoning proposals be reviewed by the community through a process that ensures compatibility with the Guiding Principles of this Plan, the goals and objectives of residents and property owners, and a consensus of opinion within the community.
3. Guiding Principle: Consider innovative redevelopment proposals that are consistent with the housing needs of the community and with the character of North Glenora.
 - a. Recommendation: That the Community League recommend Land Use Bylaw changes to the City, as they may arise, that would allow for innovative residential redevelopment consistent with, and complementary to, existing forms and styles of residential development in North Glenora.

Based on the Administration's review, the proposed rezoning is compatible with the above guiding principles. The proposed RA7 Zone exists in similar contexts in the community so is "consistent with the existing development and zoning of the community". By facilitating a redevelopment on a site already containing and zoned for multi-unit housing and not at a location that would replace single detached housing, this proposal helps to "maintain the current mix of housing types in order to meet a range of socio-economic needs while continuing to emphasize the single family dwelling". Approximately 84% of the dwellings in the neighbourhood will continue to be Single Detached Houses.

Although the third guiding principle is quite subjective, the proposed RA7 Zone can be considered "consistent with the housing needs of the community" because it is already a multi-unit housing site. As well, the Administration believes the proposed RA7 Zone will lead to a development that is more "in character" with North Glenora than the existing DC2 Provision. The existing DC2 Provision mandates "Tudor", "Colonial" and "Victorian" building designs, none of which are prevalent in a community where most houses are typical 1950's era bungalows.

RESIDENTIAL INFILL GUIDELINES

In terms of location, the Residential Infill Guidelines do not support low rise apartments at this location and suggest they should be directed to corner sites on the edges of the neighborhood along arterial roads or integrated with existing commercial sites. However, this also means that these guidelines also wouldn't support the existing 1993 DC2 Provision which allows for a 3 storey apartment building. In fact, the guidelines wouldn't even support the existing 14 unit row house currently on the site and built in the 1950's. For these reasons, Administration believes that the locational criteria for low rise apartments in these guidelines is likely too restrictive and considered to be largely irrelevant in this instance.

These guidelines also have other criteria beyond location and the building design in the existing DC2 Provision is seen to better conform with these guidelines in terms of architecture and massing. For example, it includes regulations to break the development into 2 buildings on a long site. The RA7 Zone would allow one building with over 70 metres of frontage, more than the 48 metre maximum recommended by the guidelines.

The RA7 Zone is seen to better conform with these guidelines in terms of streetscape interface and site layout. For example, the RA7 Zone would require mostly individual ground oriented entrances for each unit facing the streets, similar to the townhouse style pattern of entrances that exist on the site now. The existing DC2 Provision would just have one main entrance. The RA7 Zone would also require all vehicle access to be from the lane whereas the existing DC2 Provision requires vehicle access to be from 109 Avenue NW, creating an interruption of the pedestrian sidewalk and treed boulevard and something that is being actively discouraged today.

Although no application or development ever conforms with all these guidelines, overall, it is the Administration's opinion that the proposed RA7 Zone better meets the intent of these guidelines. Several features of the 1993 DC2 Provision represent outdated infill practices that are seen as less compatible with the existing area, the 2009 guidelines, and progress on infill planning made over the last decade..

THE CITY PLAN

The City Plan does not provide specific direction for the development intensity of this site, as it is not within an identified development node or corridor. However, given the location within the Central Planning District, this rezoning, which would allow for a moderate increase in density, supports the higher level targets of having 50% of net new dwellings being added through infill city-wide, and 600,000 additional residents being welcomed into the redeveloping area.

Technical Review

DRAINAGE

Permanent sanitary and storm sewer servicing is available to the proposed rezoning area off the existing sanitary and storm sewer mains that exist within 109 Avenue NW. Administration does not have concerns with the potential sanitary flows from development allowed under the proposed RA7 Zone at this location.

With respect to stormwater runoff, through redevelopments, Administration works to maintain or incrementally improve the level of service provided by the existing drainage system through redevelopment considerations such as on-site stormwater management. The proposed development will be required to provide on-site stormwater management with storage provisions within the property to accommodate excess rainfall from a 1 in 100 year rainfall event with an outflow rate of 35 litres per second per hectare to the existing storm sewer system. This will result in a reduction of stormwater flows entering the neighbourhood's drainage system during heavy rainfall events.

WATER SERVICING

There is a deficiency in on-street hydrant spacing adjacent to the property. City of Edmonton Standards requires hydrant spacing of 90 metres for the proposed zoning. Hydrant spacing in the area is approximately 95 metres. The applicant is currently required to construct one new hydrant on 109 Avenue NW at their expense. This will be reviewed again at the Development Permit stage and the exact details may change, but proper fire protection requirements will still need to be met.

TRANSPORTATION

The change from the existing DC2 Provision to the proposed RA7 Zone will move vehicle access to the site from 109 Avenue NW to the rear lane. This is preferred from a multi-modal traffic perspective as it creates fewer conflict points between pedestrians and vehicles and is in line with City practices for all scales of redevelopment. The exact location of site access from the lane will be reviewed with submission of a detailed site plan at the Development Permit stage.

Anticipated vehicular traffic generation from the proposed development is expected to be accommodated within the existing roadway network.

While street-parking adjacent to the site is unrestricted, it was noted through engagement that the spaces are often used for drop off and pick up of students across the street at Coronation School. Edmonton Public Schools identified no issues with the proposed redevelopment relative to parking/traffic impacts on the school. The City and the school board will continue working together to ensure steps are taken to monitor the area to ensure student safety.

Community Engagement

While the initial Advance Notice was sent to the standard 60 metre radius around the site, plus the Community League, the response level was very high and represented input from the broader community. This was likely due to the efforts of the Community League and directly notified residents discussing with their friends and neighbours.

There were several initial comments wanting more, broader engagement as well as concerns that there wasn't enough information available to form an opinion on the nature of the zoning change. Administration felt that the nature of the rezoning (a proposed standard zone very similar to the existing DC2 Provision) did not warrant an enhanced engagement approach using an open house or comparable, COVID safe event. However, the Administration prepared an additional Zoning Comparison Document (See Appendix 2) and emailed it to everyone who had responded to the Advance Notice to ensure people were as informed as possible about the rezoning being proposed.

<p>ADVANCE NOTICE January 5, 2021</p> <p>ZONING COMPARISON DOCUMENT February 12, 2021 NOTE: Emailed to those who responded to the Advance Notice. (See Appendix 2)</p>	<ul style="list-style-type: none"> • Number of recipients: 28 • Number of responses in support: 1 • Number of responses with concerns: 21 <ul style="list-style-type: none"> o North Glenora Community League o One letter with 64 resident signatures • Comments included: <ul style="list-style-type: none"> o Do not want commercial uses here. Already other places in the area for that (x12) o Impact of development on street parking if not enough on site parking provided (x9) o Increased traffic/parking congestion near school - safety (x8) o Neighbourhood density increasing too much with this and other redevelopment sites (x6) o Developer is not engaging with the community enough/should consider community needs more (x5) o Not enough engagement/all of community should be notified (x5)
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	<ul style="list-style-type: none"> o Worried about increased stress on drainage system (x5) o Existing DC2/3 storeys is enough density (x4) o Too tall/too dense (x4) o All 4 patio home sites should be dealt with together (x4) o Rezoning this site will set precedent for other 3 patio home sites (x3) o Concern about increase in traffic volume and speeding (x3) o Would negatively impact neighbourhood character (x3) o Less room for families/would not ensure family units (x3) o Will negatively impact property values nearby (x2) o Worried lower income families currently there will be pushed out of community (x2) o RA7 doesn't give enough of detail about what is planned (x2) o Negative crime impact with more people (x2) o Idling cars near school a safety concern (x2) o Roads are too narrow in neighbourhood to handle extra traffic (x2) o Should be houses, not an apartment building o Would welcome a more modern DC2 of similar scale o Worried this will be bigger than the development permit that was just refused by the appeal board o Don't want more low cost housing o Would be better to renovate existing buildings instead of building new o Ideally suited site for low rise apartments o Current property not well maintained by developer o The City should compare policies and guidelines with neighbourhood concerns o Can't rely on everyone taking transit at this location
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WEBPAGE

- www.edmonton.ca/northglenoraplanningapplications

The letter from the North Glenora Community League focused on wanting more engagement and notification of the entire neighbourhood. In response, it was explained that Administration does not typically notify entire neighbourhoods of rezoning applications, particularly those where the proposed change in zoning is considered fairly minimal. Based on the relatively high number of responses received, Administration believes that the broader neighbourhood was made well aware, either through word of mouth or through the Community League's efforts, and able to provide informed feedback accordingly.

Conclusion

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

APPENDICES

- 1 DC2 Provision Comparison
- 2 Emailed Zoning Comparison Document
- 3 Application Summary

DC2 Provision Comparison

Below is a comparison of the text of the original 1993 DC2 Provision with the proposed DC2 Provision. Due to the age of the existing DC2 Provision, there was a need for significant terminology and reference updates. In most cases, where the existing DC2 Provision referenced sections of the old Land Use Bylaw 5996, those applicable sections from Bylaw 5996 were copied into the proposed DC2 Provision. In some cases, if the differences between respective sections of Land Use Bylaw 5996 and the current Zoning Bylaw 12800 were negligible, the reference was simply updated to the Zoning Bylaw 12800 Section.

The 1993 DC2 Provision Appendices (Site Plan, Landscape Plan, Parking Plan and Elevations) remain the same, except the names have been updated with Area A being removed and the original Area B becoming the new Area A and the original Area C becoming the new Area B, etc.

Extensive effort has been made to ensure the proposed DC2 Provision is identical to the existing DC2 Provision in terms of development rights and requirements, with only administrative changes as described above.

~~Strikethrough~~: Proposed deletion from DC2 Provision

Underline: Proposed additions to DC2 Provision

SCHEDULE “B”

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. General Purpose

To establish a Site Specific Development Control ~~District~~Provision to accommodate medium density residential developments in the form of low rise apartments that may also include a limited range of residential-related uses, with site specific development criteria designed to sensitively integrate and be compatible with the surrounding land uses and to achieve a high quality development appropriate for these sites, interior to a mature neighbourhood.

2. Area of Application

This ~~DC5 District~~DC2 Provision shall apply to ~~four~~three separate, but adjacent ~~sites~~Sites (designated Areas A, B, ~~C~~ and ~~DC~~ for descriptive purposes), located south of 109 Avenue, ~~between NW, at 135 and 139 Streets~~Street NW and east of 135 Street NW, between 109 Avenue NW and 109B ~~Avenues~~Avenue NW, North Glenora, as illustrated on Appendix I to this ~~District~~Provision.

Area A: Lot 41, Block ~~7~~, ~~Plan 3624 HW~~

~~Area B: Lot 41, Block 5~~, Plan 3624 HW

Area ~~CB~~: Lots 16, 17 and 18, Block 1, Plan 3751 HW, and

Area ~~DC~~: Lots 47, 48 and 49, Block 1, Plan 3751 ~~HSHW~~.

3. Uses

1. ~~Apartment~~Multi-unit Housing
2. ~~Offices in the Minor~~ Home Based Business
- ~~1. Homecrafts~~
- ~~3. Major Home Based Business~~
- ~~3.4. Residential Sales Centre~~

4. Development Criteria

1. Development on these ~~sites~~Sites shall be substantially in accordance with the development criteria established herein, and the architectural and site design features illustrated in Appendix I appended to and forming part of this ~~redistricting bylaw~~Charter Bylaw.
2. The maximum ~~floor area ratio~~Floor Area Ratio shall not exceed 1.5.
3. The maximum number of ~~dwelling units~~Dwellings shall ~~not exceed 150~~be 114 at an overall ~~density~~Density of 123.8 ~~dwellings~~Dwellings/ha, distributed as follows:

Area "A" - 36 units (127 ~~dwellings~~Dwellings/ha) ~~(51.4 dwellings/ae)~~;
Area "B" - 36 units (~~127 dwellings~~120.6 Dwellings/ha) ~~(51.4 dwellings/ae)~~; and
Area "C" - ~~36 units (120.6 dwellings/ha) (48.8 dwellings/ae)~~
~~Area "D" - 42 units (121.0 dwellings/ha) (49.0 dwellings/ae)~~Dwellings/ha.
4. The maximum ~~height~~Height shall not exceed 13 m ~~(42.6 ft.)~~ nor three ~~storeys~~Storeys. The maximum ~~height~~Height is determined from ~~grade~~Grade to the ridge of the roofline for the purpose of this ~~DC5~~DC2 project.
5. The maximum ~~site coverage~~Site Coverage shall not exceed 50%.

6. The site layouts and building orientations shall be in accordance with the site plan for Areas A, B, ~~C~~, and ~~DC~~; as illustrated in Appendix I appended to this ~~district~~Provision and the following regulation:
 - a. The minimum front ~~yard~~Setback shall be 6.0 m ~~(19.7 ft.)~~.
 - b. The minimum rear ~~yard~~Setback shall be 6.0 m ~~(19.7 ft.)~~.
 - c. The minimum side ~~yard~~Setback shall be 4.5 m ~~(14.7 ft.)~~.
7. Separation Space shall be provided in accordance with the following:
 - a. Except as provided elsewhere in this section, shall be contained fully within the Site of the proposed development.
 - b. The minimum Separation Space in front of any windows, entry or similar opening shall be applied along the full length and height of the exterior wall of the room in which the particular opening or window is located, and it shall be measured horizontally outward from, and at right angles to, that exterior wall.
 - c. Except as provided for elsewhere in this section, the specified Separation Space shall be free of buildings and public roadways.
 - d. For the purpose of this DC2 Provision, Privacy Zone shall mean an area within the minimum Separation Space which shall be free of buildings, public roadways, walkways, on-site roadways, communal parking areas and communal Amenity Areas.
 - ~~d.e.~~ The minimum separating distance between two Dwellings shall be equal to the sum of the minimum Separation Spaces for the opposite windows and openings, except as provided in Section 58 of the Edmonton Land Use Bylaw. 4.7(1) of this Provision and Section 4.7(q) of this Provision.
 - f. Notwithstanding these regulations, the Development Officer may require a lesser Separation Space where other design solutions offer equivalent daylight, sunlight, ventilation, quiet, visual privacy and views.
 - g. A required Separation Space may be provided wholly or partly within a required Yard.
 - h. In front of a Principal Living Room Window, a Separation Space, with a minimum depth of 7.5 m or half the height of any wall opposite the said Window, whichever is greater, to a maximum of 10.0 m shall be provided.
 - i. Where a Principal Living Room Window faces directly onto a local public roadway other than a lane, communal walkway, on-site communal

- roadway or communal parking area, communal Amenity Area or accessory building or structure, these facilities or activity areas may be located within the minimum Separation Space where a Privacy Zone of at least 4.5 m is provided. This Privacy Zone shall be measured from the window to the nearest edge of the specified activity area. For local public roadways, the Privacy Zone shall be measured from the Window to the edge of the sidewalk or to the space reserved for a future sidewalk.
- j. Where the sill of a Principal Living Room Window is at least 2.0 m above the elevation of the exterior area immediately outside the Window for a distance of at least 4.5 m out from the Window, no minimum Privacy Zone is required.
- k. In front of a required Habitable Room Window other than the Principal Living Room Window, a Separation Space, with a minimum depth of 5.0 m or half the height of any wall opposite the said Window, whichever is greater, to a maximum of 7.5 m shall be provided.
- l. Where a Habitable Room Window on a building of two storeys or less directly faces a Blank Wall of an adjacent building also of two storeys or less, the minimum separating distance may be reduced to 3.0 m.
- m. Where a Habitable Room Window faces onto a local public roadway other than a lane, communal walkway, on-site communal roadway or communal parking area, communal Amenity Area or accessory building or structure, these facilities or activity areas may be located within the minimum Separation Space where a Privacy Zone of at least 3.0 m is provided. This Privacy Zone shall be measured from the Window to the nearest edge of the specified activity area. For local public roadways, the Privacy Zone shall be measured from the Window to the edge of the sidewalk or to the space reserved for a future sidewalk.
- n. Where Habitable Room Windows face onto exterior corridors or access ways for Dwellings located above Grade, the Development Officer may vary the Privacy Zone requirements of Section 4.7(m) of this Provision.
- o. Where the sill of a Habitable Room Window is at least 2.0 m above the elevation of the exterior area immediately outside the Window for a distance of at least 3.0 m out from the Window, no minimum Privacy Zone is required.
- p. In front of a Non-habitable Room Window, a Non-required Habitable Room Window, an Entry or a Blank Wall, a Separation Space, with a minimum depth of 1.2 m plus 0.3 m for each additional storey above the first storey to a maximum of 3.0 m shall be provided.
- q. Where two Blank Walls face one another, the required minimum Separation Space shall be calculated from only one of the Blank Walls.

Where the two Blank Walls are of different heights, the Separation Space shall be calculated from the Blank Wall having the greater height.

7.8. Developments in this ~~District~~Provision shall be designed in accordance with the following architectural guidelines, to the satisfaction of the Development Officer:

- a. The architectural styles of the buildings shall be substantially in accordance with the buildings' elevations, mass and rooflines illustrated in Appendix I appended to this ~~District~~Provision;
- b. The roof will be sloped to establish a residential character with dormers and other architectural features to add visual interest to the development;
- c. The roofing material of the buildings shall consist of cedar shakes, clay tiles, concrete shingles or products of a similar material to provide texture to the roof surface. Roofs hidden from view, or behind parapet walls, may be clad with asphalt shingles or built up roofing material;
- d. All exterior building ~~façades~~Facades must be clad with harmonious exterior finishes which are attractive in appearance, durable, of high quality, consistent with the character of the existing neighbourhood, and which shall include brick on all elevations to the ~~height~~Height of a full storey at the main floor; and
- e. The building elevations shall be designed and finished in a manner that minimize the perceived mass of the development when viewed from the street and neighbouring properties, and shall incorporate a partial roof at the line of the second floor to divide the building into a one storey base and two upper levels to reduce the perceived ~~height~~Height of the building.

8.9. Notwithstanding ~~Section 54 of~~regulations for projections in the ~~Land Use~~Zoning Bylaw, architectural projections are allowed as follows:

- a. Projections of a maximum of 1.0 m ~~(3.3 ft.)~~ into the required ~~yards~~Setbacks may be allowed for eaves, overhangs and architectural features;
- b. A covered entrance, at the main floor only, may project into the ~~side yard~~Side Setback a maximum of 2.0 m ~~(6.6 ft.)~~;
- c. A balcony or patio may be allowed to project into a side ~~yard~~Setback or

~~separation space,~~Separation Space a maximum of 2.0 m (6.6 ft.).

~~9.10.~~ The ~~site~~Site security and building lighting must be located and designed to ensure that the illumination is directed downward and does not project outward from the ~~site~~Site.

~~10.11.~~ All mechanical equipment located on the roof of any building shall be completely screened or incorporated into the attic space.

12. Off~~Notwithstanding parking regulations in the Zoning Bylaw, off~~-street parking shall be provided in accordance with ~~Sec. 66 of the Land Use Bylaw~~the following to the satisfaction of the Development Officer, in consultation with Subdivision and Development Coordination (Transportation):

a. Where the applicant for a Development Permit can demonstrate to the satisfaction of the Development Officer~~and the City Engineer, through a demand study prepared and as follows:~~submitted with respect to the proposed development, that by virtue of the use, character, or location of the proposed development, and its relationship to public transit facilities and other available parking facilities, the parking requirement for the proposed development is less than any minimum or more than any maximum set out in this Provision, the Development Officer may allow a reduction from the minimum or an increase from the maximum in the number of parking spaces. The Development Officer shall submit the demand study to Subdivision and Development Coordination (Transportation) for analysis, and the proposed reduction or increase may be approved by the Development Officer only with the concurrence or conditional concurrence of Subdivision and Development Coordination (Transportation). In no case shall the resulting number of parking spaces be less than one per Dwelling in the case of Residential Uses.

b. Resident parking shall be located wholly underground and shall be provided at a minimum of 1.0 ~~stall~~space per one bedroom ~~dwelling unit~~Dwelling, 1.5 ~~stall~~spaces per two bedroom ~~dwelling unit~~Dwelling, and 1.75 ~~stall~~spaces per three bedroom ~~dwelling unit~~Dwelling or larger; ~~and.~~

c. Of the total number of parking spaces required, 1 ~~guest~~visitor parking space for every 7 ~~dwelling units~~Dwellings shall be readily available and

clearly identified as ~~guest~~visitor parking, to be located within the ~~rear yard setback abutting~~Rear Setback Abutting the ~~lane~~Lane, in a centralized location as illustrated in Appendix I. Visitor parking will be screened from the development with a combination of landscaped berms and planting.

- d. The Development Officer may accept tandem parking spaces of a number that is equivalent to the total required parking minus the total number of Dwellings and minus guest parking. Guest parking spaces shall not be in tandem.
- e. The number of bicycle parking spaces required shall be 5% of the number of off-street vehicular parking spaces required to a maximum of 50 bicycle parking spaces with 5 bicycle parking spaces being the minimum to be provided.
- f. Where the total number of parking spaces is determined by reference to a unit such as the floor area, the next higher number shall be required where the calculation results in a fractional number of parking spaces.
- g. The required parking spaces shall be wholly provided on the same site as the building.

~~11.13.~~ Vehicular access to the ~~underground parking area~~Underground Parkade will be restricted to 109 Avenue NW and 135 Street NW, as illustrated on the ~~site~~Site plans contained in Appendix I. Vehicular access to the ~~guest~~visitor parking area will be permitted from the ~~abutting lanes~~Abutting Lanes.

~~12.14.~~ ~~In addition to the parking restrictions of Section 55 of the Edmonton Land Use Bylaw in residential areas, no~~No recreational vehicles shall be parked at ~~grade~~ground level on the site.

~~13.15.~~ The development shall provide ~~amenity area~~a minimum Amenity Area of 7.5 m² (80.7 sq. ft.) per ~~Family-oriented dwelling unit or~~ any residential ~~unit~~Dwelling located on the main floor, for its use absolutely. Such areas shall be at ~~grade~~Grade Abutting the ~~dwelling unit~~Dwelling but screened with trees and hedges from adjacent views. Dwellings above the main floor will provide a minimum of 5.5 m² (~~60 ft.2~~) as private Amenity Space in the form of balconies. A sitting area of approximately 11.0 m² shall be provided at the main floor of each building.

14.16. Landscaping within the required ~~yards~~Setbacks shall include planting of mature coniferous and deciduous trees and shrubs to act as a buffer and reduce the perceived massing of the residential buildings. Mature deciduous trees shall be a minimum of 8.0 cm caliper and mature coniferous trees shall be a minimum of 3.0 m in height. Notwithstanding these standards, landscaping within ~~yards abutting lanes~~Setbacks Abutting Lanes at the rear of each site shall incorporate an intermittent 1.2 m high solid screen fence along the ~~property~~Lot line, and mature deciduous trees a minimum of 10 cm caliper and mature coniferous trees with a minimum height of 4.0 m, interspersed with evergreen shrubs, to act as a buffer against adjacent residential developments.

15.17. To ensure a high standard of appearance complementary to the buildings, and a sensitive transition to surrounding uses detailed landscaping plans for each Area shall be submitted to and approved by the Development Officer, prior to the approval of any building permits, with the exception of footings and foundations.

- a. these plans shall be substantially in accordance with the planting requirements illustrated in Appendix I, and shall include details of any decorative pavement, planters, fence, seating, pedestrian and security lighting, existing and proposed trees and shrubs, their species and size and soil depth and special provisions to facilitate plant growth for the entire project.
- b. the existing mature trees on site shall not be moved unless it is absolutely necessary to accommodate a building or structure, in which case they may be moved to another location on site.
- c. no boulevard trees shall be removed or relocated without the approval of the ~~Parks and Recreation Department~~Development Officer in consultation with Urban Forestry.

16.18. The Development Officer shall require, as a condition of approval, that the applicant provide an irrevocable letter of credit in the amount of 100% of the established ~~landscaping~~Landscaping costs for each Area, the conditions of the security being that:

- a. if the ~~landscaping~~Landscaping is not completed in accordance with the ~~provisions~~regulations of this ~~District~~Provision and the approved landscape plan(s) within one growing season after the completion of the

development, then the amount fixed shall be paid to the City for its use absolutely; and

- b. the Development Officer shall not release the letter of credit until an inspection of the site has demonstrated that the ~~landscaping~~Landscaping has been well maintained and is in a healthy condition two growing seasons after completion of the landscaping project.

~~17.19.~~ Signs shall be allowed in this district as provided for in accordance with Schedule ~~79B~~59B and in accordance with the general provisions of Section ~~79.1 to 79.9 inclusive~~59 of the ~~Land Use~~Zoning Bylaw. Any building identification signs will be designed to be consistent with the style and detail of each building. Temporary freestanding real estate signage will be allowed during the marketing program of the development. No portable signs will be permitted whatsoever.

~~18.20.~~ No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within the required front ~~yard~~Setback and side ~~yards~~Setbacks. Guest parking and garbage containers shall be located in the rear ~~yard setback~~abuttingSetback ~~Abutting~~ the ~~lane~~Lane; they ~~will~~shall be screened from view from any adjacent ~~sites~~Sites and public roadways in accordance with the provision of Section ~~69.3~~55.4 of the ~~Land Use~~Zoning Bylaw.

~~1. Office in the Home shall be developed in accordance with the Section 84 of the Land Use Bylaw.~~

~~2. Home crafts shall be developed in accordance with Section 85 of the Land Use Bylaw, and~~

~~3. Residential Sales Centre shall be developed in accordance with Section 95 of the Land Use Bylaw.~~

~~4.1.~~ The Development Officer may grant relaxation to Sections ~~507~~940 to 61 of the ~~Land Use~~Zoning Bylaw and the ~~provisions~~regulations of this ~~district~~Provision, if in ~~his~~their opinion, such a variance would be in keeping with the ~~general purpose~~General Purpose of this ~~District~~Provision and would not affect the amenities, use and enjoyment of neighbouring properties.



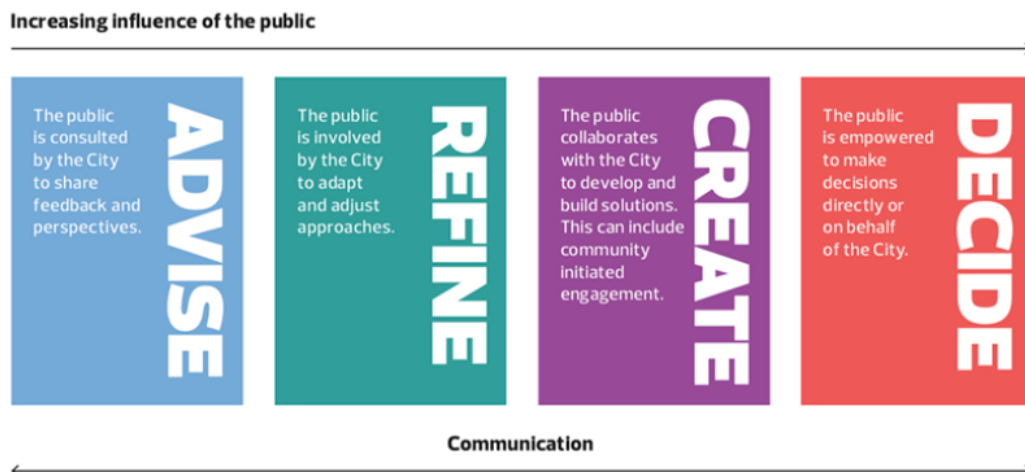
ZONING COMPARISON DOCUMENT

An application has been made to rezone 13803 - 109 Avenue NW (Area A - Lot 41, Block 7, Plan 3624HW) from [\(DC2.307-A\) Site Specific Development Control Provision](#) to the [\(RA7\) Low Rise Apartment Zone](#). This document is intended to provide additional details about the differences between these two zones and what should be expected for the site if City Council approves the application.

The City of Edmonton's Public Engagement Spectrum

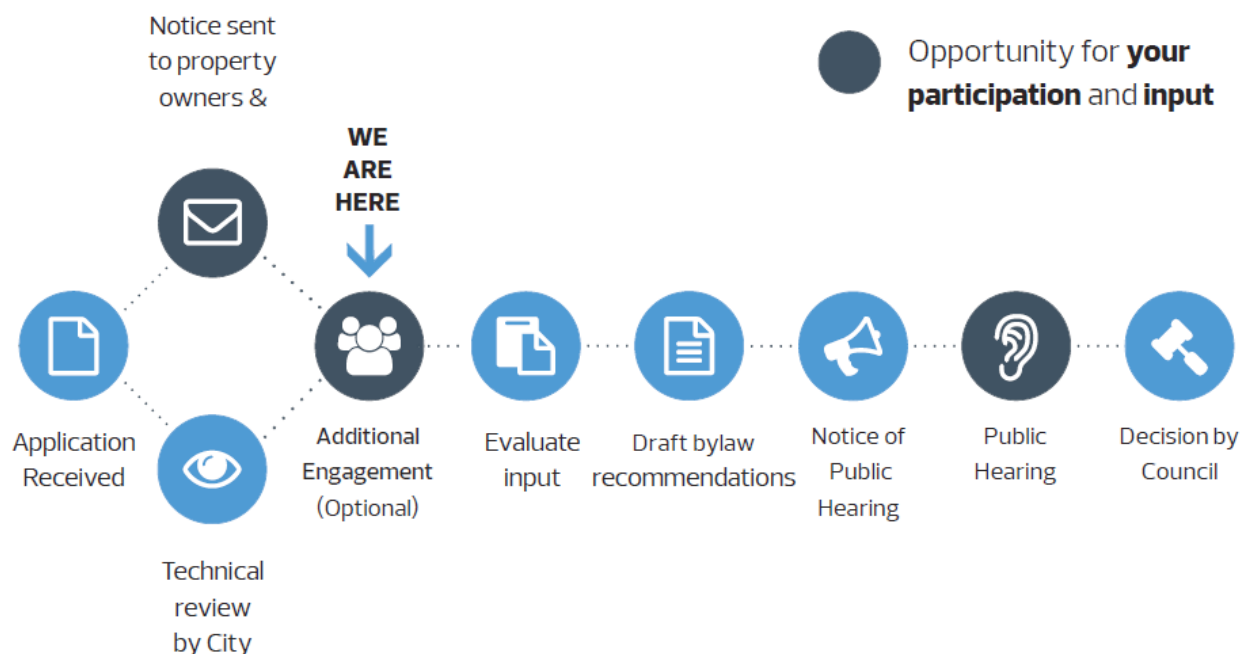
The [Public Engagement Spectrum](#) explains the 4 roles the public can have when they participate in City of Edmonton public engagement activities. As you move within the spectrum, there is an increasing level of public influence and commitment from the City and the public.

- **Advise:** The public is consulted by the City to share feedback and perspectives that are considered for policies, programs, projects, or services. **(Rezoning applications are within this category)**
- **Refine:** The public is involved by the City to adapt and adjust approaches to policies, programs, projects, or services.
- **Create:** The public collaborates with the City to develop and build solutions regarding policies, programs, projects, or services. This can include community initiated engagement.
- **Decide:** The public is empowered to make decisions directly or on behalf of the City about policies, programs, projects, or services.



Engagement for this rezoning application is within the “Advise” category, and the focus is on information sharing so that people are well-informed to participate in the future Public Hearing where Council makes a decision, and also for us to collect feedback so that we can inform Council about what we heard from nearby residents.

Rezoning Process Chart

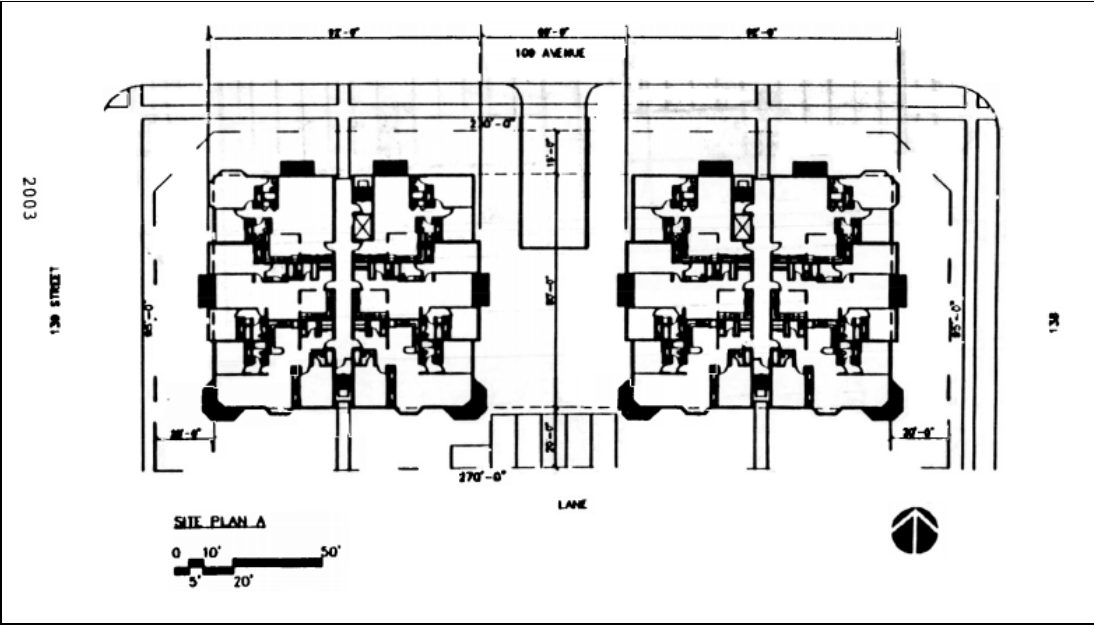


North Glenora Patio Homes Zoning

The [current DC2 Provision](#) applies to this site, as well as 3 other nearby sites located at 13503 - 109 Avenue NW (Area B - Lot 41, Block 5, Plan 3624HW) and 10905 - 135 Street NW (Area C - Lots 16 - 18, Block 1, Plan 3751HW & Area D - Lots 47 - 49, Block 1, Plan 3751HW). While this application is only seeking a change in development rights on Area A (to [RA7](#)), technically, all 4 sites need to be rezoned to facilitate this. This is because the [current DC2.307](#) that applies to all 4 sites has to be amended to remove the reference to Area A (which would become [RA7](#)). When you see future Bylaws and maps for this application ahead of the Public Hearing, you will see reference to all 4 sites, but it is only Area A that would have anything change about the development rights for new construction through this application.

Area A - Current Zoning

For Area A, the [current DC2.307-A Zone](#) allows for a 13 metre high (3 storey) low rise apartment with up to 36 dwellings. The exact zoning text can be found [here](#), with supporting visual appendices [here](#). The site plan and elevations for Area A are below.



TUDOR EAST ELEVATION



TUDOR NORTH ELEVATION

Area A - Proposed Zoning

Unlike the [current \(DC2\) Site Specific Development Control Provision](#), the proposed [\(RA7\) Low Rise Apartment Zone](#), referred to as a “standard zone”, does not include any building design or details. Instead, standard zones define parameters for the use of the land and the size and shape of buildings. Standard zones are applied to most properties within the City of Edmonton. With standard zoning, a landowner is then free to work within those parameters in designing their building at the Development Permit stage. A landowner can also apply for variances to these regulations at the Development Permit stage. When this is done, notices are mailed out to surrounding property owners and there is an opportunity to launch an appeal.

The proposed [RA7 Zone](#) would allow for a 16 metre high (approximately 4 storey) residential building with limited commercial opportunities at ground level, such as Child Care Services, General Retail Stores and Specialty Food Services.

Open Option Parking

On June 23, 2020, City Council approved [Open Option Parking](#), which provides developers’ flexibility to choose the amount of on-site parking that they feel is appropriate for their projects. It’s important to note that open option parking doesn’t necessarily mean no parking. It is actually more likely to result in the “right amount” of parking as builders know their parking needs best and have an interest in ensuring they are meeting market demand for parking spaces.

Under the [current DC2 Provision](#), the developer has to follow the parking requirements that existed in 1993 when the DC2 Provision was approved, under the 1985 Land Use Bylaw 5996. Land Use Bylaw 5996 was repealed in 2001 when the current [Zoning Bylaw 12800](#) was approved, but the existing DC2 Provision was carried over into the new Zoning Bylaw. Under the proposed [RA7 Zone](#), the developer would be required to follow today’s version of the Zoning Bylaw, which now includes [Open Option Parking](#). This parking strategy already applies to all standard zones in the City, such as those that cover nearly all of North Glenora, including the existing [RA7 Zoning](#) along the north side of North Glenora Park.

The City recognizes that residents have concerns about on-street parking congestion. This pressure is not new. Even under the old rules, there were instances where parking for a new development was not sufficient or certain areas experienced a high rate of redevelopment that led to an increase in curbside parking

pressure. The City will continue to work with neighbourhoods, as we do now, to apply on-street parking management tools, such as paid parking and restricted parking, to manage on-street parking where needed in these instances.

In alignment with the Open Option Parking project, the City has embarked on a parallel project to review and modernize the City's public parking management approach. At the June 23, 2020 City Council Public Hearing, Administration was given direction to examine the impacts of how the opportunity of shared parking has affected communities in specific high-demand locations. This shared parking work and the review and modernization of the City's public parking management approach will be presented to the Urban Planning Committee in the first quarter of 2021.

Zoning Change Comparison Table

Feature	Current DC2 (307-A)	Proposed RA7
Height	13 m (3 storeys) - sloped roof	14.5 m - flat roof 16.0 m - sloped roof (approximately 4 storeys)
Floor Area Ratio ¹	1.5	2.3 - 2.5
Number of units	36	13 minimum, no maximum
Site Coverage	50%	N/A
North Setback	6.0 m	4.5 m
South Setback	6.0 m	7.5 m
West Setback	4.5 m	4.5 m
East Setback	4.5 m	4.5 m
Number of buildings	2	1
Space between buildings	Approximately 10.0 m	N/A
Parking	Approximately 59 spaces (all underground)	No spaces required (surface or underground)
Vehicle Access Locations	109 Avenue & 135 Street	Rear Lane

¹ - Definitions for more technical terms like this can be found online in [Section 6 of the Zoning Bylaw](#)

Zoning Change Comparison Graphics

The graphics below are rough massing models of both the existing and proposed zones to get a visual sense of the differences. There are many required design details of both zones that are not shown.

	Current DC2.307-A	Proposed RA7
Looking Southeast		
Looking South		
Looking Northwest		
Ground level looking southwest		

RA7 Zone - Commercial Uses

While the [RA7 Zone](#) allows for commercial uses, the following restrictions would apply:

- Commercial Uses shall not be located above the ground floor;
- the total Floor Area of each commercial premises shall not exceed 275 square metres; and
- these Uses shall not be permitted in any freestanding structure separate from a structure containing Residential Uses. Their principal entrance shall be a separate, outside entrance.

In addition, the actual types of commercial businesses allowed by the proposed [RA7 Zone](#) are limited and designed to be ones that are generally compatible with residential development such as coffee shops, small healthcare offices or retail stores and hair salons.

Developer's Stated Current Intent

Understanding that within the [RA7 Zone](#), as a standard zone, the developer will be able to finalize decisions on the following items at the Development Permit stage, they have provided the following information as to what their current plans are for the site. It is important to note that if the zoning is approved, they would not be obligated to follow this intent exactly should things change for them later on.

- An entirely residential building, not currently contemplating any commercial uses.
- If the [RA7 Zone](#) is approved, they would seek the maximum build out of the [RA7 Zone](#), but no variances to it would be sought and it would be followed exactly.
- Number of units - Approximately 45
- Size of units - Approximately 50/50 split between 1 and 2 bedroom units
- Parking - Approximately 15 spaces total (see [Open Option Parking](#))

In addition, because the same developer owns all 4 Patio Home sites, they have shared their intent to redevelop all 4 over time. If the [RA7 Zone](#) is successful for Area A, they would likely seek this zoning on the other 3 sites as well. City Administration has advised the developer to deal with each of these sites separately. This is because each has its own unique surrounding context and land use impacts and there could be a situation where Administration or Council may want to support one site but not another. If they were all under one rezoning application, it wouldn't be possible to do this. Administration will ensure that City Council is aware of this broader intent when they are considering this specific rezoning.

Useful Links

- [What is Zoning Booklet](#)
- [North Glenora Community Plan](#)
- [The City Plan](#)
- [Residential Infill Guidelines](#)
- [Zoning Bylaw Renewal Initiative](#)
- [Open Option Parking](#)

Feedback

The information in this document is meant to inform you more fully of the proposed changes for this site. If you have already provided feedback and this information does not change anything about what you have previously stated, there is no need to provide your feedback again. However, if reading the above information has changed your opinion of this proposal (either more or less in support), please feel free to share your latest perspectives by contacting:

Andrew McLellan, RPP, MCIP

PLANNER II

DEVELOPMENT SERVICES | PLANNING COORDINATION

780-496-2939 OFFICE

780-401-7050 FAX

andrew.mclellan@edmonton.ca EMAIL

Edmonton Tower

6th Floor, 10111-104 Avenue NW

Edmonton AB T5J 0J4

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19660
Location (Proposed RA7):	Southeast corner of 109 Avenue NW & 139 Street NW
Address (Proposed RA7):	13803 - 109 Avenue NW
Legal Description (Proposed RA7):	Lot 41, Block 7, Plan 3624HW
Site Area (Proposed RA7):	2,845.8 m ²
Neighbourhood:	North Glenora
Notified Community Organization:	North Glenora Community League
Applicant:	Der & Associates Architecture Ltd.

PLANNING FRAMEWORK (Proposed RA7 Site)

Current Zone:	(DC2.307-A) Site Specific Development Control Provision
Proposed Zone:	(RA7) Low Rise Apartment Zone
Plan in Effect:	North Glenora Community Plan
Historic Status:	None

Written By:	Andrew McLellan
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination

Charter Bylaw 19675

To allow for commercial development and high density residential development, Central McDougall

Purpose

Rezoning from DC2 to CB2 and RA9; located at 10911 – 105 Street NW.

Readings

Charter Bylaw 19675 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree “That Charter Bylaw 19675 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 1 & 10, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

This application proposes to change the zoning of a parcel of land from a (DC2) Site Specific Development Control Provision to (CB2) General Business Zone and (RA9) High Rise Apartment Zone.

The proposed CB2 Zone will allow for a wide range of commercial uses with the opportunity for residential uses as well. As this Zone is applied only to the northern portion of the subject site, it is appropriately located as far from the existing adjacent residential uses as possible, and closer to the major roadway (Kingsway Avenue NW) where it maintains good visibility and accessibility.

The proposed RA9 Zone allows for high rise residential development with limited commercial opportunities at the ground level. As this Zone is applied to the majority of the subject site, it introduces significant residential development opportunities that could yield up to two high-rise towers. Though this site is in close proximity to existing single detached housing (along the site’s western boundary), shadow impacts from these taller buildings will largely be felt by non-residential properties to the north and east.

This application is supported by the City Plan which designates this area as a Major Node. A major node is a large-scale urban centre that serves multiple districts and is typically anchored by public institutions and significant employment centres. Major nodes capitalize on excellent transit access and support higher density development and a wide mixture of land uses. Typical building types in Major Node's are high-rise and mid-rise development.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Public Engagement

Advance Notice was sent to surrounding property owners and the president of the Central McDougall Community League on January 5, 2021. One response was received and is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19675
2. Administration Report

Charter Bylaw 19675

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3206

WHEREAS Lot 6, Block 4D, Plan 9826358; located at 10911 - 105 Street NW, Central McDougall, Edmonton, Alberta, is specified on the Zoning Map as (DC2) Site Specific Development Control Provision; and

WHEREAS an application was made to rezone the above described property to (CB2) General Business Zone and (RA9) High Rise Apartment Zone;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as Lot 6, Block 4D, Plan 9826358; located at 10911 - 105 Street NW, Central McDougall, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from (DC2) Site Specific Development Control Provision to (CB2) General Business Zone and (RA9) High Rise Apartment Zone.

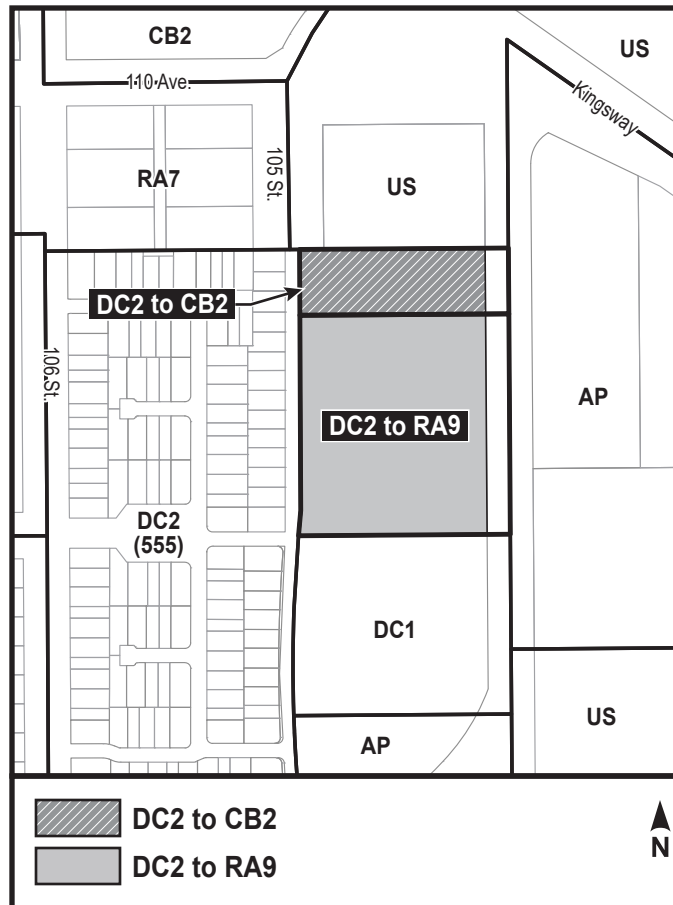
READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

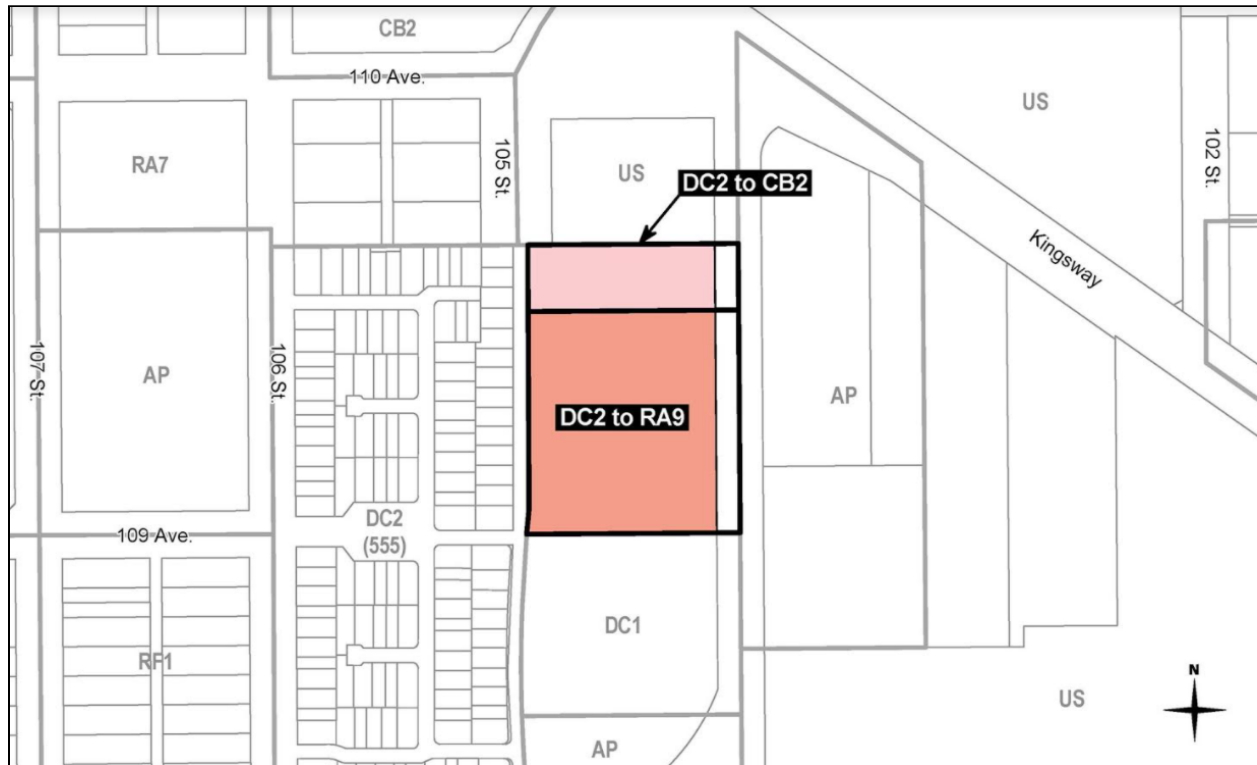
CHARTER BYLAW 19675





ADMINISTRATION REPORT **REZONING** CENTRAL MCDOUGALL

10911 - 105 STREET NW



Recommendation: That Charter Bylaw 19675 to amend the Zoning Bylaw from (DC2.1098) Site Specific Development Control Provision to (CB2) General Business Zone and (RA9) High Rise Apartment Zone be APPROVED.

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

- allows for a mix commercial and high-rise residential at the edge of a neighborhood and in close proximity to transit;
- is in alignment with the City Plan which designates the area as Major Node which supports a mix of uses, including high-rise and mid-rise buildings; and
- is generally compatible with surrounding development.

Report Summary

This land use amendment application was submitted by Situate Inc. on December 3, 2020 on behalf of the Polish Heritage Society of Edmonton. This application proposes to change the zoning of a parcel of land from a (DC2) Site Specific Development Control Provision to (CB2) General Business Zone and (RA9) High Rise Apartment Zone.

The proposed CB2 Zone will allow for a wide range of commercial uses with the opportunity for residential uses as well. As this Zone is applied only to the northern portion of the subject site, it is appropriately located as far from the existing adjacent residential uses as possible, and closer to the major roadway (Kingsway Avenue NW) where it maintains good visibility and accessibility.

The proposed RA9 Zone allows for high rise residential development with limited commercial opportunities at the ground level. As this Zone is applied to the majority of the subject site, it introduces significant residential development opportunities that could yield up to two high-rise towers. Though this site is in close proximity to existing single detached housing (along the site's western boundary), shadow impacts from these taller buildings will largely be felt by non-residential properties to the north and east.

This application is supported by the City Plan which designates this area as a Major Node. A major node is a large-scale urban centre that serves multiple districts and is typically anchored by public institutions and significant employment centres. Major nodes capitalize on excellent transit access and support higher density development and a wide mixture of land uses. Typical building types in Major Node's are high-rise and mid-rise development.

The Application

CHARTER BYLAW 19675 to amend the Zoning Bylaw from (DC2) Site Specific Development Control Provision to (CB2) General Business Zone and (RA9) High Rise Apartment Zone.

The proposed CB2 Zone will be applied to the northern portion of this site, while the proposed RA9 Zone will be applied to the rest of the site. Key development characteristics of each zone are as follows:

CB2 Zone:

- a maximum height of 16.0 m (approximately 4 storeys);
- a maximum Floor Area Ratio of 3.5; and
- No maximum density for residential uses, if pursued.

The applicant's stated intent for this zone is to develop a Polish Cultural Heritage Centre as a principal use with complimentary secondary uses such as a restaurant, dance studio, library, museum, offices, and classrooms.

RA9 Zone:

- A maximum height of 69.0 m (approximately 20 to 23 storeys);
- A maximum floor area ratio of 4.3; and
- Up to 622 residential dwellings.

The applicant's stated intent for the RA9 Zone is to allow the landowner the option to pursue a multi-unit residential building in the future.

Site and Surrounding Area

The 1.47 hectare site is located within the northern edge of the Central McDougall neighbourhood, along 105 Street NW and south of Kingsway Avenue NW. Surrounding the site is a townhouse complex to the west, the Prince of Wales Armory building to the south, the Polish Hall to north and the school field space to the east (associated with the Victoria High School and Centre for Education buildings).

Beyond the immediate surroundings, there are two significant employment anchors to the north and northwest: the Royal Alexandra Hospital and Kingsway Mall.

The site has good access to alternative modes of transportation, with an LRT stop and Transit Centre located within 200 metres of this site and a bike route that runs along the east side of the site.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC2.1098) Site Specific Control Provision	Non-Accessory Parking Lot
CONTEXT		
North	(US) Urban Services Zone	Polish Hall
East	(AP) Public Parks Zone	School Field Space
South	(DC1) Direct Development Control Provision	Prince of Wales Armory
West	(DC2.555) Site Specific Control Provision	Town housing complex



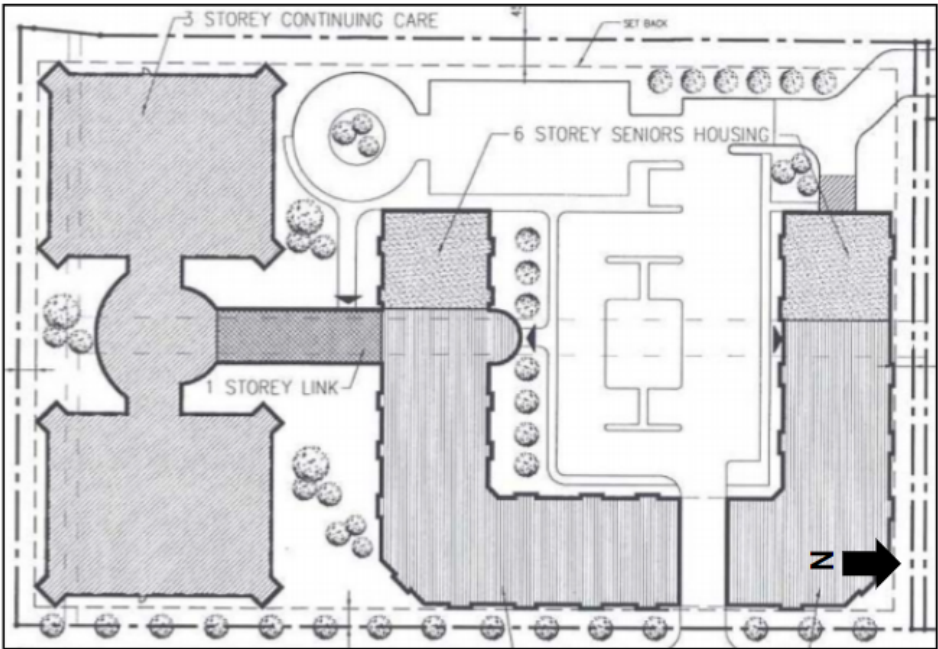
VIEW OF THE SITE FROM 105 STREET NW, LOOKING SOUTHEAST



VIEW THROUGH THE SITE, LOOKING SOUTH

Planning Analysis

The site is currently zoned DC2.1098, the purpose of which is to allow for non-accessory parking on a temporary basis (expiring in 2025). Additionally, the current zoning also allows for medium density housing with community oriented services. The site is currently operating as a surface parking lot used for non-accessory parking. Should the proposed rezoning be approved and the development of this site occur in phases, the remaining non-accessory parking would be subject to the rules of the Zoning Bylaw.



SITE PLAN FOR DC2.1098 SHOWING THE APPROVED MULTI-UNIT HOUSING CONFIGURATION

There are two new zones proposed for this site: the (RA9) High Rise Apartment Zone and the (CB2) General Business Zone. The CB2 Zone, which applies to the northern portion of this site, allows for commercial business development at locations with good visibility and accessibility to major public roadways. The RA9 Zone, which will apply to the majority of this site, allows for high rise residential buildings that contain active residential or non-residential frontages at ground level. There is currently an associated subdivision application under review by the City which separates a portion of the CB2 Zone area from the rest of the RA9 Zone area.

Because this application proposes standard zoning, there are no building details (site plan / building elevations) unlike the existing DC2 Provision. Instead each proposed zone offers a variety of development regulations that can be pursued by the landowner in a number of different scenarios. Below is an analysis of each proposed zone based on the maximum building intensity that could be developed in each area, including the list of uses permitted within each zone.

PROPOSED CB2 ZONE

The proposed CB2 Zone will allow for a wide range of commercial uses with the opportunity for residential uses as well. The CB2 Zone is intended to be applied to land that has good visibility and accessibility to major roadways. Additionally, the Main Streets Overlay (MSO) will also apply, which seeks to strengthen the pedestrian-oriented character of Edmonton’s main street commercial areas that are located in proximity to transit-oriented areas through visual interest. A comparison between the current DC2 Provision and the proposed CB2 Zone is provided in the table below.

	DC2.1098 Provision <i>Current</i>	CB2 Zone & MSO <i>Proposed</i>
Principal Building	Mid-rise residential with limited commercial uses	Commercial uses with residential opportunities
Height	30.0 m	16.0 m ¹
Floor Area Ratio	3.5	3.5
Density	220	n/a
Setbacks		
North	3.0 m	1.0 m
South	3.0 m	4.5 m
East	3.0 m	1.0 m
West	4.5 m	6.0 m
Notes: ¹ Height can be increased up to 30 metres, for the Hotel and Hotel Apartments uses only. ² West setback can be reduced to 3.0 if the building is 12 m in height or less.		

As shown on the table above, the proposed CB2 Zone allows for a less intense building form, as the maximum height decreases from 30 metres to 16.0 metres. The maximum height of 16 metres allowed by the proposed CB2 Zone is suitable given its location along the northern portion of the subject site, as most of the impacts of the additional height will be felt by the adjacent site to the north (Polish Hall) which is not used for residential purposes.

Though the existing DC2 Provision does allow for limited commercial uses, the proposed CB2 Zone will introduce a much wider range of commercial uses. Such uses include Bars and Neighborhood Pubs, General Retail Stores, Professional, Financial and Office Support Services and Veterinary Services, among others. However, because of the relatively small area of this CB2 Zone, more intense commercial uses allowable by the CB2 Zone will likely be precluded from developing at this location, such as Warehouse Sales and Recycling Depots.

In any case, the CB2 Zone is suitable for its location given its good visibility and accessibility to a major roadway (Kingsway Avenue NW), relatively small site size and negligible anticipated impacts on the adjacent low-density housing to the west.

PROPOSED RA9 ZONE

Though similar in nature to the existing DC2 Provision with a primary focus on residential development with limited commercial opportunities at ground level, the proposed RA9 Zone introduces significantly more development intensity through its form, height and density, as shown on the table below.

	DC2.1098 Provision <i>Current</i>	RA9 Zone <i>Proposed</i>
Principal Building	Mid-rise residential with limited commercial uses	High-rise residential with limited commercial opportunities
Height	30.0 m	60.0 m ¹
Floor Area Ratio	3.5	4.3 ²
Density	220	622 (based on 550 units/ha) ³
Setbacks		
North	3.0 m	6.0 m ⁴
South	3.0 m	7.5 m ⁴
East	3.0 m	7.5 m ⁴
West	4.5 m	7.5 m ⁴
<p>Notes:</p> <p>¹ can increase to 69.0 m if the storey height in at least 75 percent of dwellings is greater than 3.4 m</p> <p>² can increase to 5.2 if seven percent of the dwellings are at least 115 m² in size and these larger dwellings have at least 3 bedrooms and are located below the 10th storey of a building.</p> <p>³ can increase up to 585 units/ha if common amenity area totalling a size of at least 2.5 m² per dwelling is provided above normal amenity area requirements.</p> <p>⁴ The setbacks refer to the portion of the building over 15 m in height</p>		

Based on the size of this site and key development regulations indicated above, this site could potentially accommodate up to two high-rise towers. As this application is using standard zoning, the configuration of these towers, and other site design considerations, are not known at this time. However, several development scenarios have been put together, indicating the shadow impacts from these potential taller buildings on surrounding land. These scenarios can be reviewed in full detail in Appendix 1.

In scenarios 1 and 2, where towers are located centrally or at the furthest extent east, much of the land that is impacted by shadow is land to the northwest and east, which is primarily used for non-residential purposes which is an ideal place for a shadow to land, given that there are negligible impacts to amenity space. However, as indicated by these sun shadow studies, there will be shadow impacts on the adjacent town housing complex to the west in the mornings, typically during the spring equinox.

Scenario 3 is meant to demonstrate a “worst case scenario” whereby a tower is placed in the southwest corner of this site which would put the tower as close as possible to the low density housing to the west, which produces the most impactful shadow. Even in this scenario, the shadow impacts on the residential land remain largely unaffected during the summer months after the late morning.

With impacts from taller residential towers in mind, the RA9 Zone does have specific regulations that are meant reduce negative impacts on surrounding land, which are as follows:

- Towers must be separated by a minimum of 20 metres, to improve sunlight penetration and reduce the overall bulk of development;
- a maximum tower floor plate size of 850 m²; and
- The shape, Floor Plate size, location and orientation of Towers on the Site shall reduce shadow impacts and mitigate impacts that affect sunlight penetration on nearby properties. In all cases, the length of any one Façade elevation above the sixth Storey shall not exceed 45.0 m.

In general, this site represents a suitable location for the proposed RA9 Zone in recognition of the following considerations:

- it is generally located at the edge of the neighborhood, across from a significant institutional and employment area (anchored by the Royal Alex Hospital and Kingsway Mall);
- the surrounding context is mostly non-residential land where shadow impacts will be felt most significantly;
- the shadow impacts that are anticipated to occur on the existing low-density residential land to the west will be felt mostly in the mornings during the equinoxes; and
- it is in close proximity to an LRT station, Transit Centre and a major roadway (Kingsway Avenue NW), all which help alleviate impacts to the surrounding roadways.

CITY PLAN

Edmonton's Municipal Development Plan, the City Plan, is a high level policy document describing the strategic goals, values and intentions that direct how Edmonton will grow from 1 million to 2 million people over the next several decades. 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.

Within the City Plan, this site is identified as being within a Major Node. Major Node's are defined by their proximity to large-scale urban centers that are typically anchored by public institutions and significant employment centres. Major nodes capitalize on excellent transit access and support higher density development and a wide mixture of land uses. They provide a unique identity relative to the rest of the city and include significant destinations like hospitals and post-secondary institutions. Typical building types within Major Nodes are high-rise and mid-rise buildings which this proposed rezoning will accommodate.

TRANSIT ORIENTED DEVELOPMENT (TOD) GUIDELINES

As the site falls within 400 metres of the Kingsway / Royal Alex LRT station, the TOD Guidelines apply which identify the immediate area as an Institution/Recreation Station Area. The guidelines recognize that each Institution/Recreation Station Area has its own unique needs and

therefore, no detailed guidelines for development in these areas are provided. Instead, the direction is to maintain and strengthen institutional functions of the area.

This institutional nature of the surrounding area will be strengthened by this rezoning application by appropriately locating additional density at a location that can conveniently take advantage of the area's access to institutional services, employment and public transit.

For sites that are 1.0 ha or larger, the minimum density for residential development suggested by the TOD guidelines is 125 dwelling units per hectare. Future development on the southern portion of the site under RA9 zone will provide a high density development (up to 550 dwelling units per hectare) to support further ridership for nearby public transit.

CENTRAL McDOUGALL/QUEEN MARY PARK AREA REDEVELOPMENT PLAN (ARP)

The Central McDougall/Queen Mary Park Area Redevelopment Plan (ARP) is in effect for this area and designates the site for a "Polish Cultural Centre, church, seniors housing". This application is in general conformance with this designation as these types of development can occur on this site under the proposed zones, among other development scenarios.

Technical Review

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

Community Engagement

ADVANCE NOTICE December 3, 2020	<ul style="list-style-type: none"> • Number of recipients: 168 • One response received with concerns regarding parking for the proposed RA9 site.
WEBPAGE	edmonton.ca/centralmcdougallplanningapplication s

Conclusion

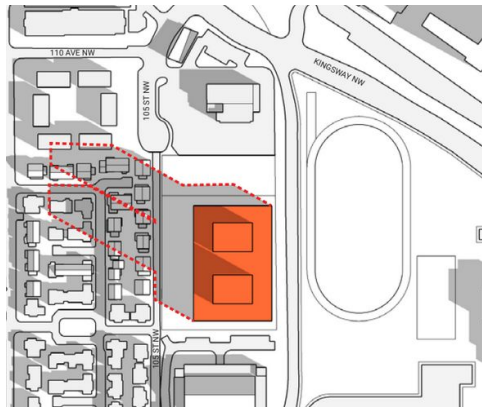
Administration recommends that City Council **APPROVE** this application.

APPENDICES

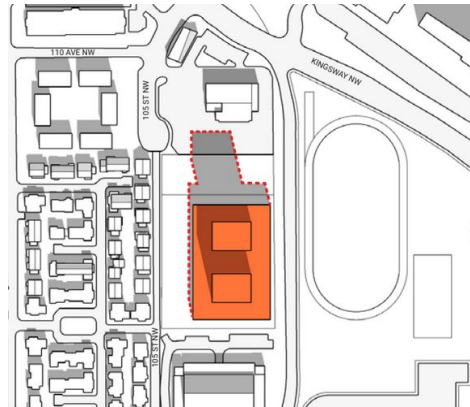
- 1 Sun/Shadow Analysis
- 2 Application Summary

SUN SHADOW ANALYSIS Scenario 1 - Towers Constructed Centrally

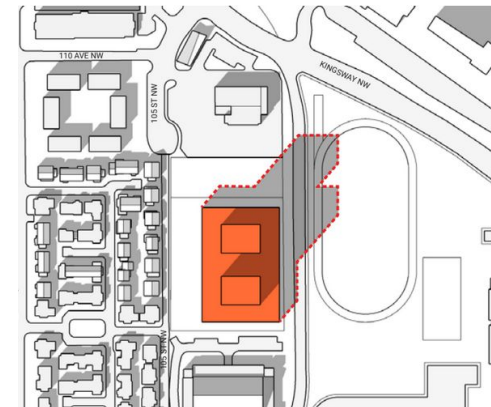
EQUINOXES - March & September



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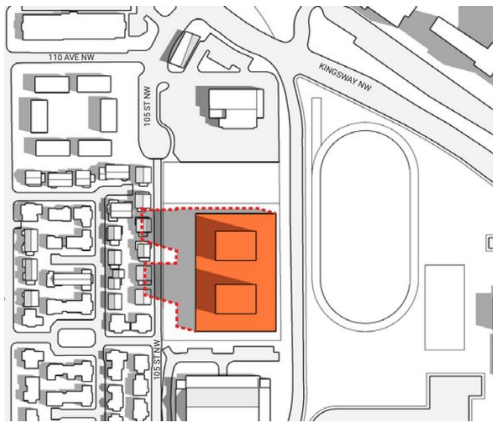


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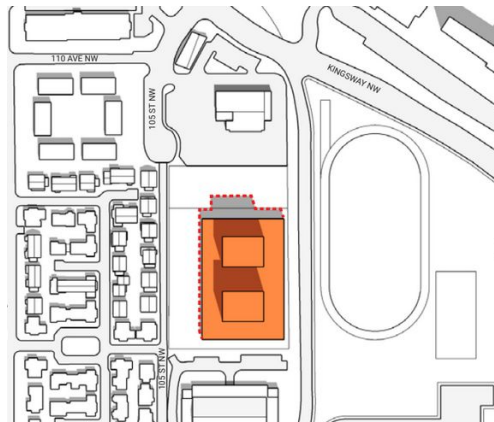
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SUMMER SOLSTICE - June

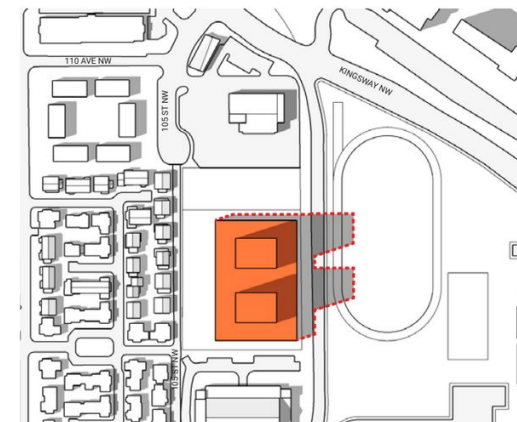


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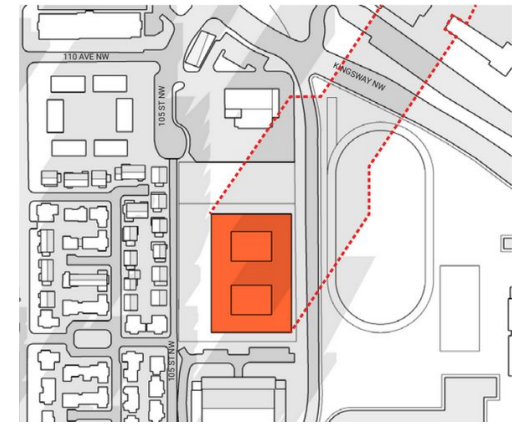
WINTER SOLSTICE - December



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Scenario 2 - Towers Constructed to East Lot Line

EQUINOXES - March & September



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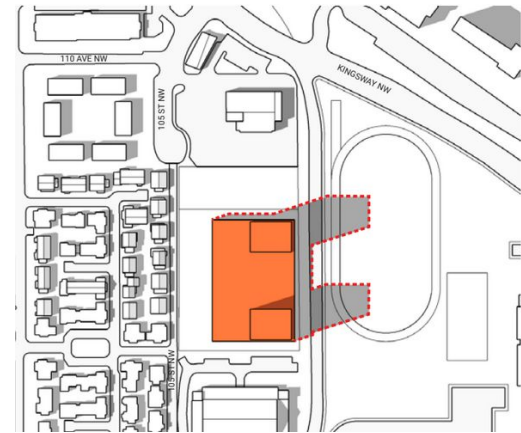
SUMMER SOLSTICE - June



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WINTER SOLSTICE - December



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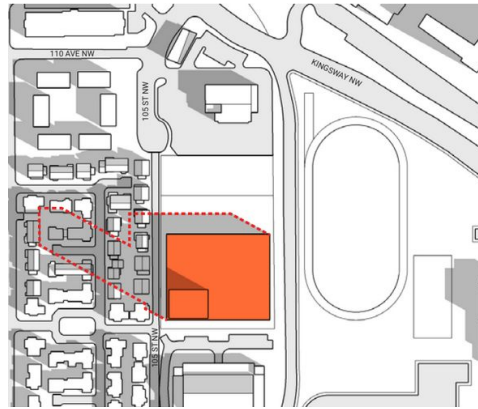
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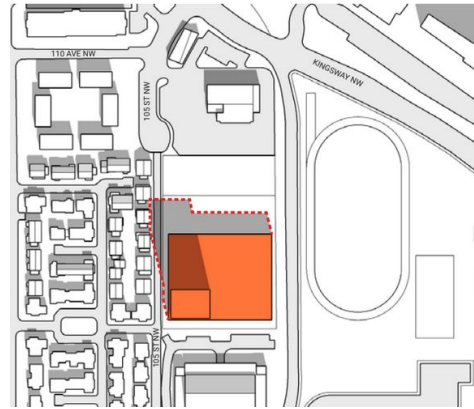
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Scenario 3 - Tower Constructed to West Lot Line

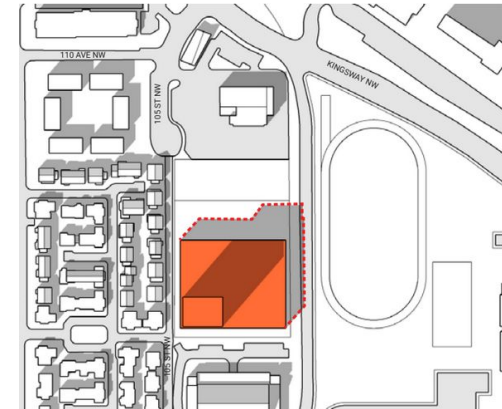
EQUINOXES - March & September



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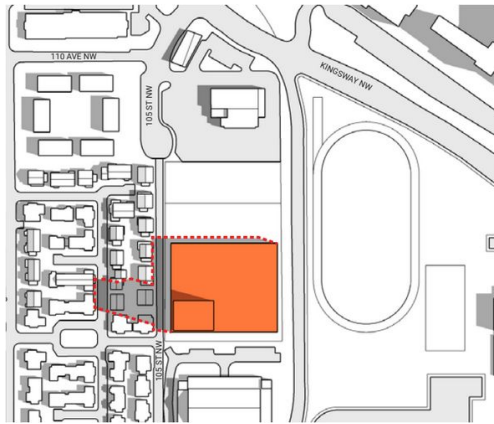


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SUMMER SOLSTICE - June



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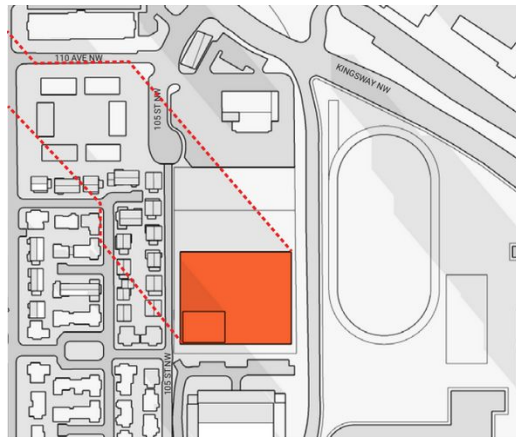


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WINTER SOLSTICE - December



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APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19675
Location:	South 110 Avenue NW and east of 105 Street NW
Address:	10911 - 105 Street NW
Legal Description:	Lot 6, Block 4D, Plan 9826358
Site Area:	14,702.142 m ²
Neighbourhood:	Central McDougall
Notified Community Organization(s):	Central McDougall Community League
Applicant:	Situate Inc.

PLANNING FRAMEWORK

Current Zone:	(DC2) Site Specific Development Control Provision
Proposed Zones and Overlay:	(CB2) General Business Zone & (MSO) Main Streets Overlay (RA9) High Rise Apartment Zone
Plan in Effect:	Central McDougall / Queen Mary Park Area Redevelopment Plan
Historic Status:	None

Written By:	Stuart Caryle
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination

Bylaw 19661

Amendment to the Oliver Area Redevelopment Plan

Purpose

To amend the Oliver Area Redevelopment Plan.

Readings

Bylaw 19661 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree “That Bylaw 19661 be considered for third reading.”

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on April 1 and April 10, 2021. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

Bylaw 19661 proposes to amend the Oliver Area Redevelopment Plan to align with the associated rezoning application (Charter Bylaw 19662), to replace the DC1 (Area 15) text, amend Map 10 – Sub Area 4 – Zoning, and adjust existing policy to support the expansion of commercial development of the site.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Public Engagement

Advance Notice was sent to surrounding property owners and the president of the Oliver Community League on January 13, 2021. No responses were received.

Attachments

1. Bylaw 19661
2. Administration Report

Bylaw 19661

A Bylaw to amend Bylaw 11618, as amended,
being the Oliver Area Redevelopment Plan

WHEREAS pursuant to the authority granted to it, City Council on December 9, 1997, passed Bylaw 11618, as amended, being a bylaw to adopt the Oliver Area Redevelopment Plan; and

WHEREAS an application was received to amend Bylaw 11618, as amended, the Oliver Area Redevelopment Plan;

WHEREAS City Council considers it desirable to amend the Oliver Area Redevelopment Plan;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Oliver Area Redevelopment Plan is further amended by:
 - a. deleting “Map 10 - Sub Area 4 - Zoning” and replacing it with “Map 10 - Sub Area 4 - Zoning” attached hereto as Schedule “A” and forming part of this Bylaw;
 - b. deleting the third paragraph under Section 8.5.1(1) Land Use, and replacing it with:

“The site containing the West End Telephone Exchange Building is also an exception to this policy. Commercial and office conversion of the historic structure to promote the retention and reuse of the building shall utilize a (DC) Direct Development Control Provision identifying the historical character defining elements while allowing for sympathetic alterations to the ground floor to facilitate the repurposing of the building. The remainder of the site shall be developed as a complementary commercial development.”;

and

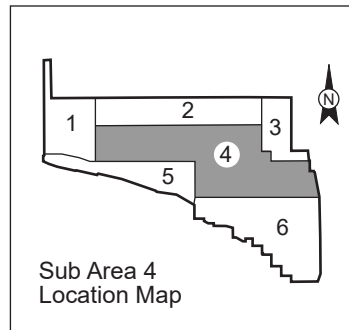
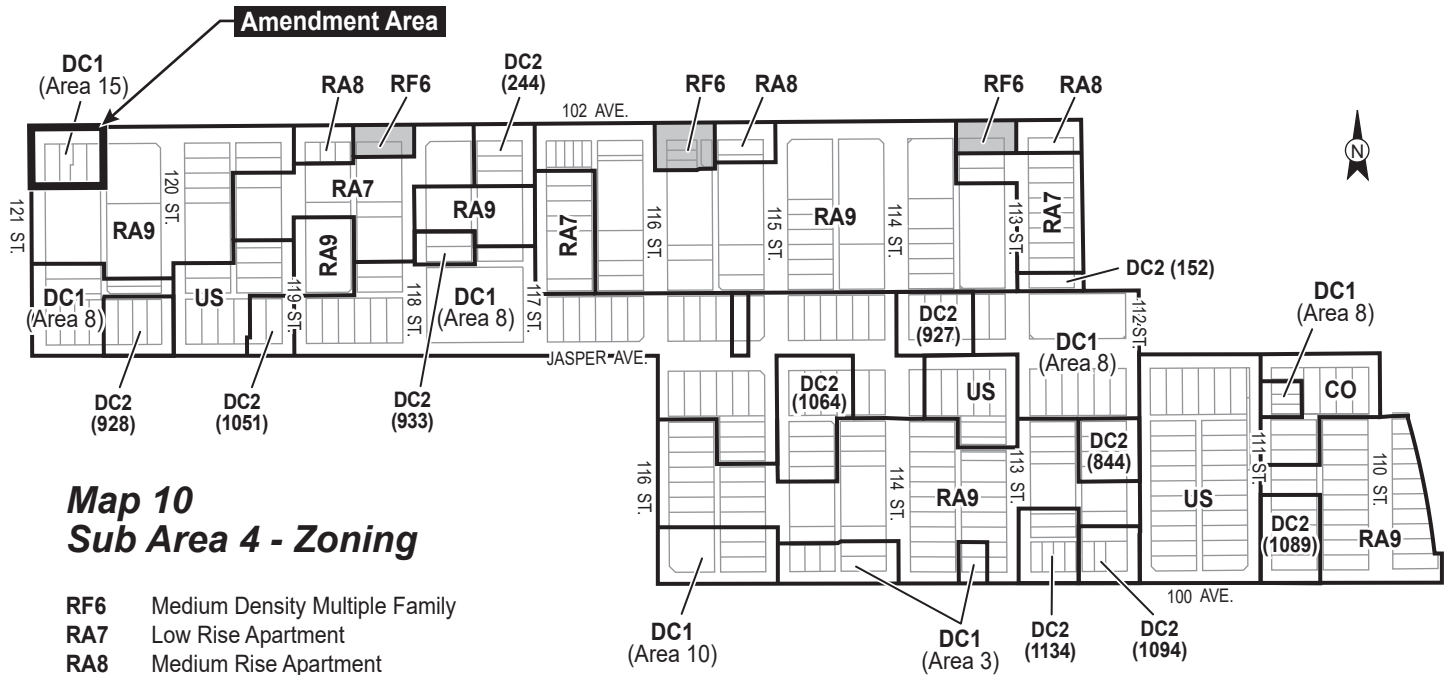
- c. deleting Section 15.16 “DC1 (Area 15) Direct Development Control Provision”, and replacing it with “DC1 (Area 15) Direct Development Control Provision” attached as Schedule “B” and forming part of this Bylaw.

READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

BYLAW 19661

SCHEDULE “B”**DC1 (Area 15) Direct Development Control Provision****1. General Purpose**

To accommodate the retention of the historic facades and key character defining elements of the West End Telephone Exchange Building, the development of a new 2-storey commercial building, and the adaptive reuse of a former electrical substation building with a limited range of commercial uses.

2. Area of Applicability

This Provision shall apply to Lot 17A, Block 20, Plan 1723133 and Lot 18 - 19, Block 20, Plan 4423AJ located east of 121 Street NW and south of 102 Avenue NW, as shown on Schedule “A” of this Bylaw adopting this Provision, Oliver.

3. Uses

1. Bars and Neighbourhood Pubs
2. Breweries, Wineries, and Distilleries
3. Business Support Services
4. Child Care Services
5. Commercial Schools
6. Convenience Retail Stores
7. Creation and Production Establishments
8. General Retail Stores
9. Government Services
10. Health Services
11. Indoor Participant Recreation Services
12. Market
13. Media Studios
14. Personal Service Shops
15. Private Clubs
16. Professional, Financial and Office Support Services
17. Restaurants
18. Specialty Food Services
19. Urban Gardens
20. Fascia On-premises Signs
21. Projecting On-premises Signs

4. Development Regulations for Uses

1. Each Bars and Neighbourhood Pubs Use shall be limited to 240 m², this shall exclude any outdoor patio space.
2. Personal Service Shops shall not include Body Rub Centres.
3. Signs shall be provided in accordance with Schedule 59F of the Zoning Bylaw, except that in Area A:
 - a. a Projecting sign may be used to identify businesses that are located entirely at or above the second Storey level;
 - b. the top of a Projecting Sign on a building two Storeys or higher shall not extend more than 75 cm above the floor of the second Storey, nor higher than the windowsill level of the second Storey;
 - c. no back lit Signs shall be allowed facing 121 Street NW;
 - d. Fascia On-premises Signs may be permitted on the south elevation, to the satisfaction of the Development Officer and Transportation Planning and Engineering; however, they shall:
 - i. consist only of a company logo or an Identification Sign formed of individual letters;
 - ii. be limited to one Sign per tenant;
 - iii. be a minimum of 2.5 m above Grade (or not below the existing south Façade projection) and not extend above the roof of the building; and
 - iv. not be back lit.
4. A Comprehensive Sign Design Plan with a focus on pedestrian-oriented signage, promoting building identity, and compatibility with the historic character of the West End Telephone Exchange Building shall be prepared for the Site and be submitted upon Development Permit applications for new building construction and repurposing of the existing Substation #200 building to the satisfaction of the Development Officer in consultation with the Heritage Officer.
5. The ground floor level portion of any Façade abutting a Public Roadway, other than a lane, shall be comprised of transparent, non-reflective, non-tinted, non-obscured glazing.

5. Development Regulations for Site Layout and Built Form

1. The development shall be in general conformance with the attached appendices.
2. The maximum Floor Area Ratio (FAR) shall be as follows:
 - a. Area A: 2.0
 - b. Area B: 1.25
3. The maximum Height shall be as follows:

- a. Area A: 10.0 m
 - b. Area B: 12.0 m
- 4. For Area A, there shall be no minimum Setbacks.
- 5. For Area B, there shall be no minimum building Setbacks, except:
 - a. there shall be a minimum 6.0 m Setback from the east Lot line for the ground level portion of the building extending south beyond 12.0 m from the north Lot line; and
 - b. there shall be a corner cut on the northeast corner of the building with a minimum Setback of 3.5 m from the north Lot line and a minimum Setback of 4.0 m Setback from the east Lot line.
- 6. The distance between the new commercial building in Area B and the West End Telephone Exchange Building in Area A shall be a minimum of 3.3 m, including any platform structures above 1.0 m in Height.
- 7. In Area B, the distance between the new commercial building and the existing electrical Substation #200 building shall be a minimum of 2.0 m.

6. Development Regulations for Building Design, and Features

- 1. All mechanical equipment, including surface level venting systems and transformers, shall be screened in a manner compatible with the architectural character of the building or be concealed by incorporating it within the building. Ground level vents shall be oriented away from adjacent Sites, on-Site amenity or pedestrian circulation areas.

Area A

- 2. The south Façade adjacent to the Lane shall retain the existing red brick, to the satisfaction of the Development Officer.
- 3. There shall be a distinct material differentiation between the historic Façade and the south portion of the existing building.
- 4. Modifications to the south portion of the building shall ensure alterations are sympathetic to the modern design of the existing building and allow opportunities to open the building to the street in order to facilitate the repurposing of the building and enhancement of the public realm.
- 5. A Platform Structure may be developed in general accordance with Appendix 1 – Site Plan and shall provide screening to ensure visual privacy for adjacent Uses, to the satisfaction of the Development Officer.
- 6. Any rooftop mechanical equipment shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.

Area B

7. Architectural treatment of all Façades of the 2-Storey commercial building shall create a distinct building exterior. The building shall incorporate design elements to reduce the perceived mass and add architectural interest, including but not limited to:
 - a. clear articulation of the Façade, using a defined pattern of projections and recessions to break the appearance of the Façade;
 - b. the use of a variety of exterior building cladding materials and colours, including brick; and
 - c. prominent front entrances.
8. Building materials must be durable, high quality and appropriate for the development. The contextual fit, design, proportion, quality, texture, and application of various finishing materials shall be to the satisfaction of the Development Officer.
9. The new commercial building shall be distinguishable and complementary in design to the West End Telephone Exchange building to the satisfaction of the Development Officer.
10. The principal entrances for the new commercial building shall be universally accessible.
11. Commercial uses at ground level adjacent to the internal outdoor pedestrian-oriented common area shall provide direct access to the common area and create an active commercial frontage, to the satisfaction of the Development Officer, including:
 - a. the placement and type of windows shall allow for viewing into the building to promote a positive pedestrian environment.
12. A minimum of 60% of the ground level linear frontage towards the pedestrian-oriented common area and 102 Avenue NW shall consist of transparent glazing.
13. A pedestrian-oriented common area shall be located between West End Telephone Exchange Building in Area A and the existing Substation #200 and new commercial buildings in Area B, in general accordance with Appendix 1.
14. A rooftop patio may be developed on the new commercial building and the existing Substation #200.

7. Development Regulations for Parking, Loading, Storage, and Access

1. Vehicular access to and from the Site shall be restricted to the Abutting Lanes.
2. One off-street vehicular loading facility with a minimum dimension of 2.6 m width with a minimum clear length of 5.5 m shall be provided.
3. Bicycle Parking shall be provided in accordance with the Zoning Bylaw, except that:
 - a. the number of Bicycle Parking spaces required shall be calculated as one Bicycle Parking space per 100 m² of gross Floor Area, regardless of Use. Bicycle parking facilities shall be located in a safe, secure, and easily accessible manner, to the satisfaction of the Development Officer.
4. Waste collection areas shall be screened from view or enclosed within the building, to the satisfaction of the Development Officer, in consultation with Waste Management

Services, Subdivision and Development Coordination (Transportation) and City Operations.

8. Development Regulations for Landscaping, Lighting, and Amenity Areas

1. The required Landscape Plan submitted with a Development Permit application for new building construction shall be prepared by a Landscape Architect registered with the Alberta Association of Landscape Architects (AALA).
2. The selection of plant materials shall consider plants and shrubs that provide colour throughout the year to enhance the appearance of the development.
3. Decorative and security lighting shall be designed and finished in a manner consistent with the design and finishing of the development and shall be provided to ensure a well-lit environment for pedestrians, to accentuate building elements, and to highlight the development at nighttime and in winter months. Exterior lighting associated with the development shall be designed to minimize impacts on adjacent properties. A detailed exterior lighting plan shall be provided to the satisfaction of the Development Officer.
4. Exterior lighting associated with the historic Façades shall be to the satisfaction of the Development Officer in consultation with the Heritage Officer.
5. The outdoor common area shall be designed to include the following:
 - a. decorative pavement and/or hardsurfacing;
 - b. pedestrian seating areas;
 - c. decorative lighting and street furniture; and
 - d. planter boxes including the use of plant materials that provide colour and textures to create seasonal interest throughout the year and enhance the appearance of the Site during the winter.

9. Other Regulations

1. Crime Prevention Through Environmental Design (CPTED) principles shall be incorporated with the development of the Site to provide a safe environment in accordance with the guidelines and principles established in the Design Guide for the Safer City. The applicant shall submit a CPTED assessment to the satisfaction of the Development Officer prior to the issuance of a Development Permit.
2. An arborist report and tree preservation plan to the satisfaction of the Development Officer in consultation with Urban Forestry, shall be submitted with any Development Permit application (except for demolition and signs), to determine the impact of the proposed development, including excavation and construction, on the existing boulevard trees along 102 Avenue NW. If required by the Development Officer, an air spading tool shall be used to determine the amount and size of roots that may need to be cut for the parkade/foundation wall. If:
 - a. the arborist report indicates that the development will unduly compromise the ongoing viability and health of a tree or trees, each tree shall be removed as part of the redevelopment of the site. The owner/developer shall be responsible for the

cost of removal as well as for compensating the City for the value of the tree being removed. If required by the Development Officer, each tree removed shall be replaced by a new tree in an enhanced growing soil medium in the form of soil cells or continuous trenches, at the cost of the owner; or

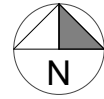
- b. the arborist report indicates that the development will not unduly compromise the ongoing viability and health of a tree or trees, each tree shall be retained and protected as per the City's Corporate Tree Management Policy C456B.
3. As a condition of the Development Permit for construction of a principal building within Area B, the owner shall enter into an Agreement with the City of Edmonton for off-site improvements necessary to serve the development. The Agreement shall include an engineering drawing review and approval process. Improvements shall be constructed at the owner's cost and shall be designed to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation). Improvements to address in the Agreement shall include, but are not limited to:
 - a. the repair of any damage to the abutting roadways, sidewalks and/or boulevard, including Lanes not directly adjacent to the Site caused by the construction of the development.
 4. Prior to the issuance of a Development Permit for the construction of the new 2-storey commercial building and the redevelopment of the Substation #200 building, the owner shall enter into an agreement with the City of Edmonton to provide a minimum contribution of \$10,000, those funds shall be used as follows:
 - a. the owner shall acquire and place pedestrian oriented lighting along the south Façade of the West End Telephone Exchange building in order to improve visibility along the east-west lane between 121 Street and the common area as part of this development, the placement and specifications of such lighting shall be subject to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation); and
 - b. in the event that excess contribution funds remain after the acquisition and placement of pedestrian lighting, the owner shall use all of the excess contribution funds towards the acquisition and placement of high quality public facing art along the ground level of the south Façade of the West End Telephone Exchange Building. In this event, the agreement shall require that a public art plan showing the general location(s) of art shall be prepared and submitted to the City of Edmonton for review and approval by the Development Officer. The art will be acquired through an art procurement process administered by the owner(s) and all costs related to the procurement of the artworks, operation and future maintenance shall be the responsibility of the owner; and artworks shall be created by a professional artist.

Notwithstanding the above, if a Development Permit application has not been made within five (5) years of the date of approval of the Charter Bylaw adopting this Provision, this contribution amount shall be increased from that point forward according to the annual rate of national inflation as determined by Statistics Canada.

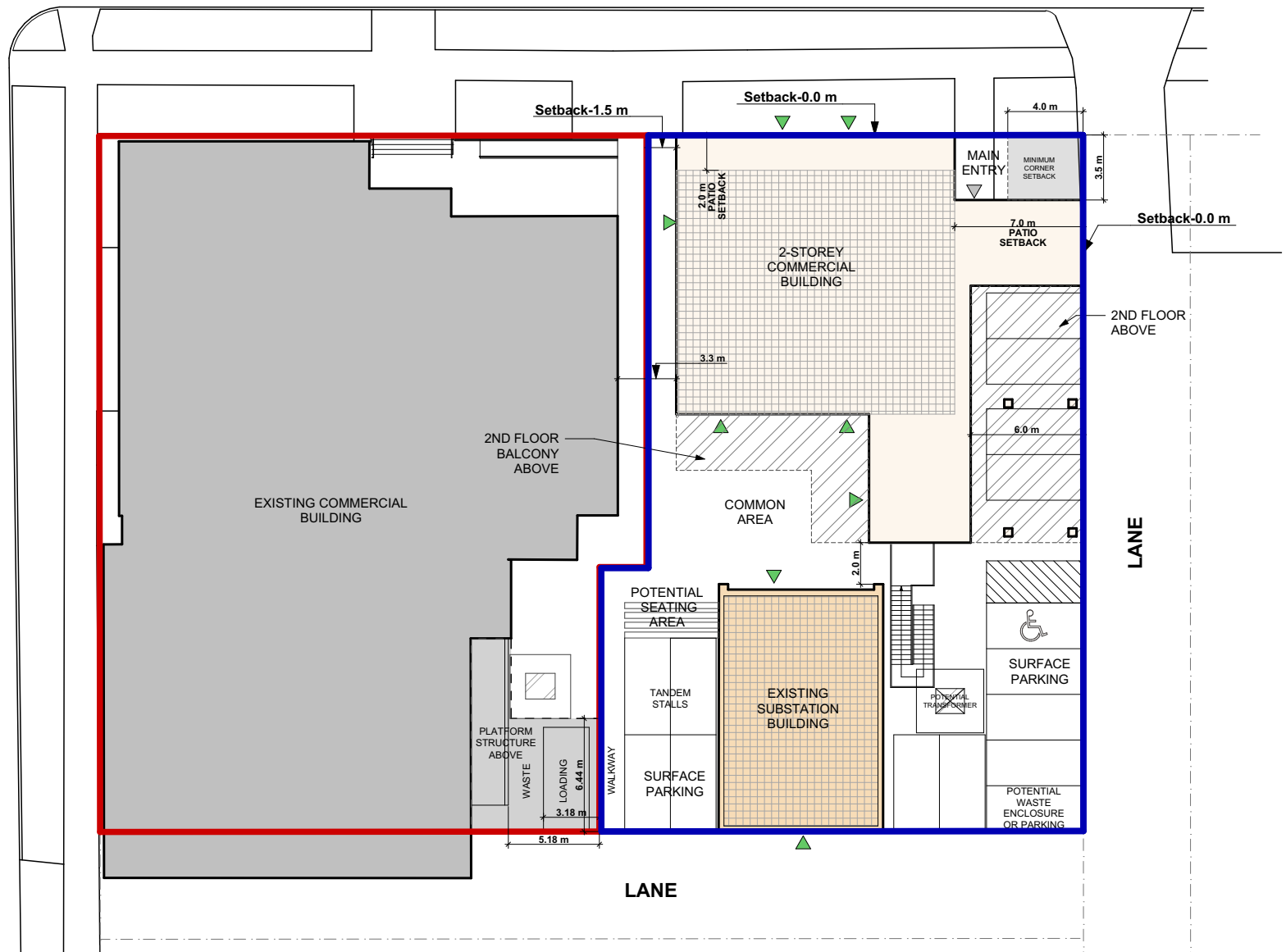
10. Heritage Regulations

1. The West End Telephone Exchange is a Designated Municipal Historic Resource. Exterior alterations and additions shall be sympathetic to and compatible with the historic Façades of the West End Telephone Exchange to the satisfaction of the Development Officer in consultation with the Heritage Officer. The following standards and guidelines shall be applied when reviewing development applications for the West End Telephone Exchange:
 - a. The General Guidelines for Rehabilitation contained in The City of Edmonton Bylaw 18012, Bylaw to Designate the West End Telephone Exchange a Municipal Historic Resource; and
 - b. The Standards and Guidelines for the Conservation of Historic Places in Canada.

102 AVENUE



121 STREET



- AREA A- PROPERTY LINE
- AREA B- PROPERTY LINE
- MAIN ENTRY
- POTENTIAL ENTRY

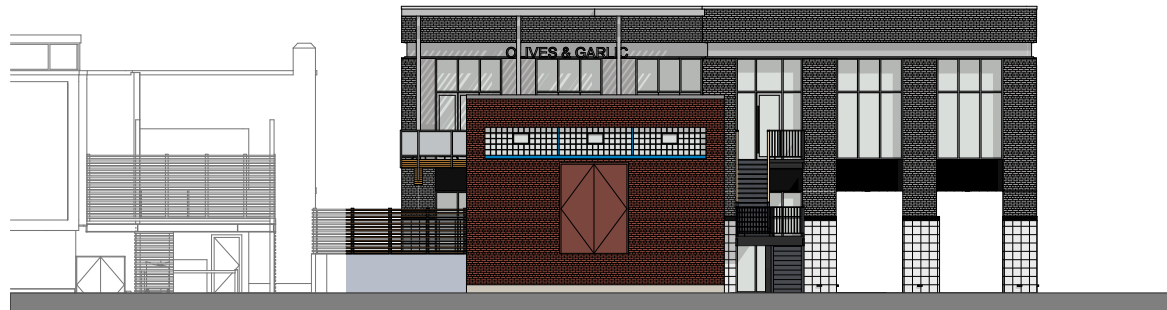
- POTENTIAL ROOFTOP PATIO LOCATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



ADMINISTRATION REPORT **REZONING, PLAN AMENDMENT** Oliver

12015 and 12021 102 Avenue NW

To allow for the development of a new commercial building, repurposing of an existing building and continued preservation of a historic building.



RENDERING LOOKING SOUTH

Recommendation: That Bylaw 19661 to amend the Oliver Area Redevelopment Plan and Charter Bylaw 19662 to amend the Zoning Bylaw from (DC1) Direct Development Control Provision and (PU) Public Utility Zone to (DC1) Direct Development Control Provision be APPROVED.

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

- provide a complementary design to the existing heritage building;
- expand an existing commercial hub to support the local residents in the dense Oliver neighbourhood; and
- allow the repurposing of an old public utility lot to bring vibrancy to a mature neighbourhood.

Report Summary

This land development amendment application was submitted by Beljan Development Management on December 11, 2020 on behalf of Oliver Exchange Ltd. This application proposes to maintain the existing (DC1) Direct Development Control Provision for the existing heritage building (West End Telephone Exchange Building) and expand the provision to include the site to the east to allow for:

- a new two-storey commercial building, a maximum of 12.0 m in height;
- the repurposing of the existing EPCOR Substation #200 building; and
- a common amenity area at the centre of the site.

This proposal is in alignment with the applicable policies of the City Plan for the Centre City to create welcoming and attractive places that connect the building, sidewalks and historical elements, while also developing an underutilized piece of land.

The application proposes an amendment to the Oliver Area Redevelopment Plan to revise the existing policy describing the West End Telephone Exchange building site to include this expanded site.

The Application

1. BYLAW 19661 proposes to amend the Oliver Area Redevelopment Plan (ARP) to update the embedded zoning map and DC1 text, and expand the existing policy which describes the development of the West End Telephone Exchange building. This policy exempts the site from the general policy identifying the area for the development of high density medium to high rise residential development, and allows commercial and office development of the heritage building. The proposed amendment will provide direction for the expanded property to the east to be built in a complementary manner to the existing heritage building.
2. CHARTER BYLAW 19662 proposes to amend the Zoning Bylaw from (DC1) Direct Development Control Provision and (PU) Public Utility Zone to (DC1) Direct Development Control Provision. The rezoning proposes to create two sub areas; Area A which ensures the West End Telephone Exchange Building remains protected as a Municipal Historic Resource and Area B which proposes the development of a new 2 storey commercial building and the adaptive reuse of the electrical substation building as a commercial development.

Site and Surrounding Area

The site is located in the Oliver neighbourhood, one block north of Jasper Avenue, along 121 Street and 102 Avenue NW, both of which are collector roads. 121 Street NW has painted bicycle lanes, and 102 Avenue NW has separated bicycle lanes. On the west portion of the site is the existing repurposed West End Telephone Exchange building (Oliver Exchange), which is operational as a commercial hub. The eastern portion of the site was previously used as an EPCOR substation, which is no longer in operation.

There are existing apartment buildings to the south and east of the site and across 102 Avenue NW to the north is the approved Open Sky tower development. The site is located along two major bicycle routes and is well connected to the mass transit systems, with the future Brewery

LRT Stop approximately 360 metres to the north, Jasper Avenue NW approximately 160 metres to the south and 124 Street NW approximately 350 metres to the west.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC1) Direct Development Control Provision (PU) Public Utility Zone	West End Telephone Exchange (Oliver Exchange) EPCOR Substation #200
CONTEXT		
North	(DC2.1099) Site Specific Development Control Provision (DC1 Area 1) Direct Development Control Provision	Approved High Rise Tower (Open Sky) Single Detached House
East	(RA9) High Rise Apartment Zone	High Rise Apartment building
South	(RA9) High Rise Apartment Zone	High Rise Apartment building
West	(RA7) Low Rise Apartment Zone	Low Rise Apartment buildings



VIEW OF SITE FROM NORTHEAST

Planning Analysis

LAND USE COMPATIBILITY

The proposed development is an expansion of a vibrant commercial development, which supports both local and non-local residents. The proposed new building on the site is appropriate for the location, as it is complementary in both scale and design to the existing designated heritage building.

The proposed repurposing of the substation building represents an adaptive reuse of a historic building. While this substation building is not planned to be designated as a municipal historic resource, the design intends to maintain a large portion of the exterior, while allowing additional glazing to face the proposed courtyard to integrate it with the rest of the development of the site.

The proposal includes a shared courtyard at the centre of the development, which is anticipated to create an attractive and vibrant urban place, expanding the services provided to residents.

PLANS IN EFFECT

The Oliver Area Redevelopment Plan is proposed to be amended as part of this application. The proposed amendment is in line with the general policy of the area regarding the promotion of high quality commercial activity, which will attract pedestrian activity. The use of outdoor patios and articulated building facades, along with a decrease in parking along the streetfront are encouraged. The proposed policy amendment is considered to be in line with the goals of the plan for redevelopment of the neighbourhood.

CITY PLAN

The proposed development aligns with the goals for development within the Centre City area of the City Plan by contributing to the community through the imaginative and adaptive rebuilding of an underutilized site. It proposes to provide public space, animate the streetscape, and repurpose historical buildings into new welcoming and attractive places.

HERITAGE

The West End Telephone Exchange building is a Designated Municipal Historical Resource, which was designated by Bylaw 18012. There are no proposed changes to this building as part of this rezoning. The existing EPCOR substation building warrants consideration for addition to the Inventory of Historic Resources in Edmonton, however, the owner does not intend to designate the building.

EDMONTON DESIGN COMMITTEE (EDC)

This application was reviewed by the Edmonton Design Committee on January 19, 2021. A recommendation of support was provided. The complete letter from the EDC is attached as Appendix 1 to this report.

PUBLIC CONTRIBUTIONS

C599 - Community Amenity Contributions

A required contribution for this proposal of \$10,000 is required to comply with City Policy C599 Community Amenity contributions in Direct Control Provisions. This value is calculated for the portion of the site that is being rezoned from (PU) Public Utility Zone, from a base of 1.0 Floor Area Ratio up to 1.25 Floor Area Ratio.

The contribution would go towards the improvement of the public realm on the southwest portion of the site. The contribution will start with the provision of pedestrian scale lighting and then public art along the south side of the existing building in order to provide an improved experience for pedestrians.

Technical Review

TRANSPORTATION

The proposed development is well-connected to pedestrian and bicycle infrastructure. This includes one-way painted bike lanes along 121 Street NW, a two-way protected bike lane along 102 Avenue NW, and enhanced pedestrian crossings at the adjacent intersection. Given the scale of proposed development and these existing active modes connections, no significant increase in vehicle traffic is expected.

The site is laid out such that a pedestrian desire line is created between the proposed outdoor common area and 121 Street NW along the abutting east-west lane. This area is expected to see increased pedestrian activity as patrons access the proposed courtyard. The owner will be required to provide pedestrian scale lighting as part of their community contribution in order to increase visibility and pedestrian comfort along the lane.

DRAINAGE

The applicant has submitted a Drainage Servicing Report that has been reviewed and accepted by Development Services for the purpose of supporting this rezoning application. 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. Otherwise, the existing drainage infrastructure in the area will be sufficient to accommodate development allowed under the proposed zone.

EPCOR WATER

City of Edmonton Standards require hydrant spacing of 90 metres for the proposed zoning. Hydrant spacing in the area is approximately 126 metres. The applicant may be required to construct one new hydrant on 121 Street NW, with the details to be worked out at the Development Permit stage. All upgrades of the water infrastructure will be at the developer's expense.

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

Community Engagement

ADVANCE NOTICE January 13, 2021	<ul style="list-style-type: none"> • Number of recipients: 183 • No responses received
WEBPAGE	<ul style="list-style-type: none"> • edmonton.ca/oliverplanningapplications

Conclusion

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

APPENDICES

- 1 Edmonton Design Committee (EDC) Letter
- 2 Application Summary



EDMONTON ♦ DESIGN ♦ COMMITTEE

January 20, 2021

Kim Petrin, Branch Manager
Development Services, Urban Form and Corporate Strategic Development
3rd Floor, 10111 - 104 Avenue NW
Edmonton, AB T5J 0J4

Dear Ms Petrin:

Re: **Substation 200 DC1 (Rezoning)**
Chris Dulaba - Beljan

As determined by the Edmonton Design Committee at the meeting on January 19, 2021, I am pleased to pass on the Committee's recommendation **of support** for the Substation 200 DC1 project submitted by Beljan.

While the Committee supports the project, the Committee recommends the Applicant work with administration to address the discrepancies between the development regulations, site plan appendices, and development approach represented in the presentation perspectives.

You will notice that a copy of this letter is also being sent to the applicant. I hope this will inform your future discussions with the applicant as this project proceeds.

Yours truly,

Edmonton Design Committee

Janice Mills
PEng MEng LEED® AP
EDC Chair

WS/ps

- c. Chris Dulaba - Beljan
Andrew Sherstone - City of Edmonton
Holly Mikkelsen - City of Edmonton
Edmonton Design Committee

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment, Rezoning
Bylaw/Charter Bylaw:	19661/19662
Location:	Southeast corner of 121 Street NW and 102 Avenue NW
Addresses:	12015 and 12021 102 Avenue NW
Legal Descriptions:	Lots 18 and 19, Block 20, Plan 4423AJ Lot 17A, Block 20, Plan 1723133
Site Area:	2,217.1 m ²
Neighbourhood:	Oliver
Notified Community Organization:	Oliver Community League
Applicant:	Beljan Development

PLANNING FRAMEWORK

Current Zones:	(DC1) Direct Development Control Provision (PU) Public Utility
Proposed Zone:	(DC1) Direct Development Control Provision
Plan in Effect:	Oliver Area Redevelopment Plan
Historic Status:	The West End Telephone Exchange building is a Designated Municipal Historical Resource, Bylaw 18012

Written By:	Heather Vander Hoek
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination

Charter Bylaw 19662

To allow for the development of a new commercial building, repurposing of an existing building and continued preservation of a historic building, Oliver

Purpose

Rezoning from DC1 and PU to DC1; located at 12015 & 12021 102 Avenue NW.

Readings

Charter Bylaw 19662 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Charter Bylaw 19662 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 1 and April 10, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of proposed Charter Bylaw 19662 is to change the zoning from (DC1 Area 15) Direct Development Control Provision to a new (DC1 Area 15) Direct Development Control Provision. This application proposes to maintain the existing provisions for the existing heritage West End Telephone Exchange Building and expand the provision to include the site to the east to allow for:

- a new two-storey commercial building, a maximum of 12.0 m in height;
- repurposing of the existing EPCOR Substation #200 building; and
- provide a common amenity area at the centre of the site.

The application proposes an amendment to the Oliver Area Redevelopment Plan to revise the existing policy describing the West End Telephone Exchange building site to include this expanded site.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Public Engagement

Advance Notice was sent to surrounding property owners and the president of the Oliver Community League on January 13, 2021. No responses were received.

Attachments

1. Charter Bylaw 19662
2. Administration Report (Attached to Bylaw 19661 - item 3.18)

Charter Bylaw 19662

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3198

WHEREAS Lots 18 and 19, Block 20, Plan 4423AJ and Lot 17A, Block 20, Plan 1723133; located at 12015 and 12021 - 102 Avenue NW, Oliver, Edmonton, Alberta, are specified on the Zoning Map as (DC1) Direct Development Control Provision and (PU) Public Utility Zone; and

WHEREAS an application was made to rezone the above described properties to (DC1) Direct Development Control Provision;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as Lots 18 and 19, Block 20, Plan 4423AJ and Lot 17A, Block 20, Plan 1723133; located at 12015 and 12021 - 102 Avenue NW, Oliver, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (DC1) Direct Development Control Provision and (PU) Public Utility Zone to (DC1) Direct Development Control Provision.

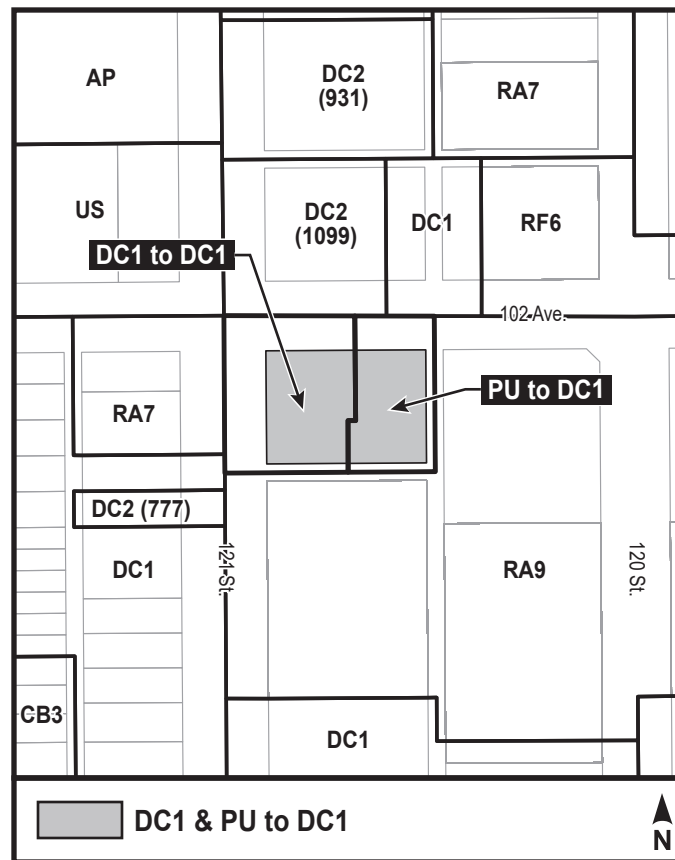
READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 19662



Bylaw 19597

Amendment to the Strathcona Area Redevelopment Plan

Purpose

To amend Policies 1, 3, and 4 of the the Mixed Low and Medium Density Residential Area in the Strathcona Area Redevelopment Plan

Readings

Bylaw 19597 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Bylaw 19597 be considered for third reading."

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on April 1, 2021 and April 10, 2021. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

The proposed amendment to the Strathcona Area Redevelopment Plan would change Policies 1 and 3 of the Strathcona Area Redevelopment Plan, and add a new policy 4(b) to allow for the development of a 23 metre high (approximately 6 storey) multi-unit housing building by exempting the subject site from a height limit and guidelines for RA8 development that are contrary to the regulations of the RA8 zone. This amendment would facilitate an associated rezoning (Charter Bylaw 19597) to the (RA8) Medium Rise Apartment Zone at 10119 - 85 Avenue NW.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Public Engagement

On November 2, 2020, administration sent out an advance notices to surrounding property owners, the Edmonton Federation of Community Leagues, the Central Area Council of Community Area Council, and the Strathcona Community League. No responses were received.

Due to public health precautions related to COVID-19, an in-person Public Engagement Session was not held for this application. Instead, from November 23 to December 7, 2020, online feedback was collected through the City's Engaged

Edmonton webpage. This page was visited by 189 people, and 13 comments were received.

Feedback received from the above is summarized in the attached Administration Report.

Attachments

1. Bylaw 19597
2. Administration Report

Bylaw 19597

A Bylaw to amend Bylaw 11890, as amended,
being the Strathcona Area Redevelopment Plan

WHEREAS pursuant to the authority granted to it, City Council on December 15, 1998, passed Bylaw 11890, as amended, being a bylaw to adopt the Strathcona Area Redevelopment Plan; and

WHEREAS an application was received by Administration to amend Bylaw 11890, as amended, the Strathcona Area Redevelopment Plan;

WHEREAS City Council considers it desirable to amend the Strathcona Area Redevelopment Plan;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Strathcona Area Redevelopment Plan is further amended by:
 - a. deleting “Properties that are developed for low density residential use will retain their current zoning” from Policy 1 on Page 18 and replacing with “Properties that are zoned for low density residential use will retain their current zoning,”;
 - b. deleting Policies (Low and Medium Density) 3(c) and 3(d) on Page 18 and replacing with the following:

“(c) Lot 16 and a portion of Lot 17, Block 88, Plan I1 located at 8412-100 Street NW where a rezoning to a (DC2) Site Specific Development Control Provision may be supported to accommodate stacked row housing consisting of no more than 4 dwellings;

(d) Lot 32, Block 100, Plan 9620099 and Lots 33 - 36, Block 100, Plan I10 where a rezoning to (RF5) Row Housing Zone is supported to accommodate the development of row housing; and

(e) Lot 22, Block 87, Plan 2120655 where a rezoning to (RA8) Medium Rise Apartment Zone is supported to accommodate multi-unit housing in a built form of up to six storeys in height.”; and

- c. Adding a new Policy (Low and Medium Density) 4(b) on Page 19 as follows, and renumbering the remainder of the section accordingly:

“(b) notwithstanding Policy 4.a.) and Chapter 7, Section 3 Guidelines for Mid-Rise Apartment (RA8) Zone – Advice to Development Officer, medium density, multi-unit housing may be provided in a built form of up to six storeys in height in accordance with the development regulations of the (RA8) Medium Rise Apartment Zone on the site legally described as Lot 22, Block 87, Plan 2120655;”.

READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

MAYOR

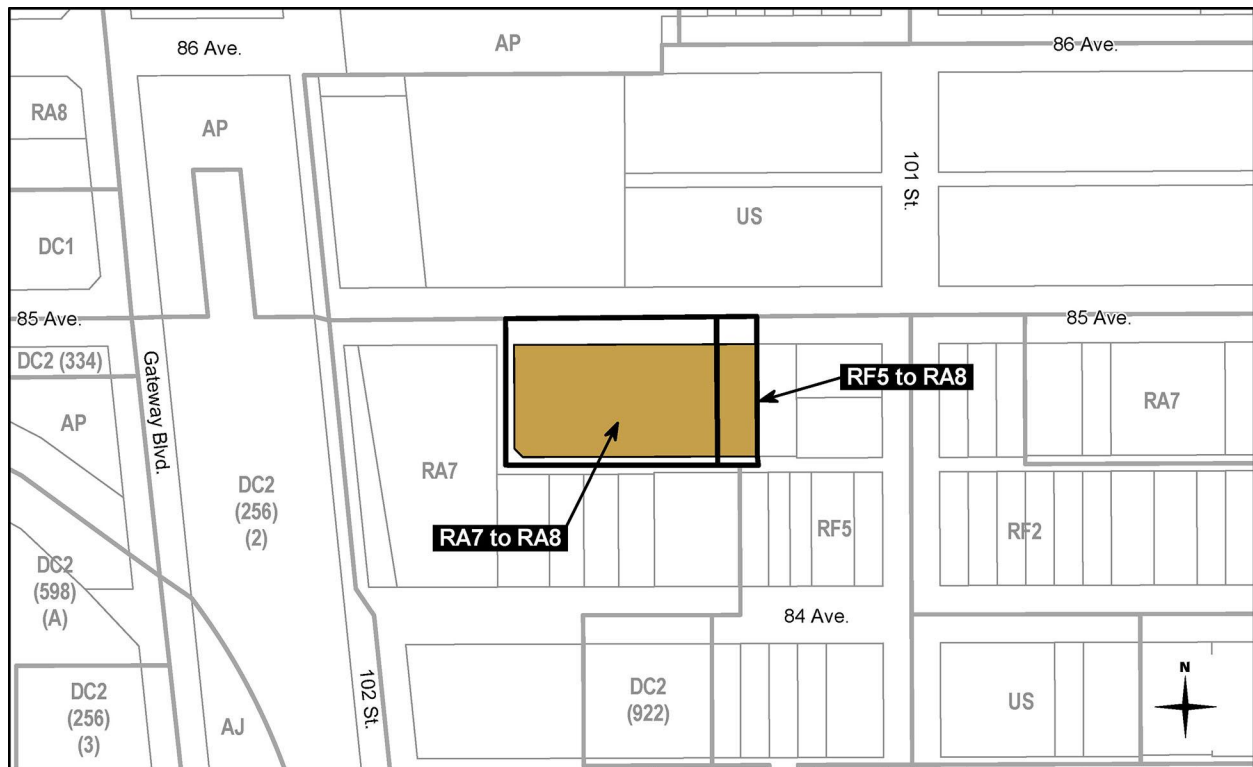
CITY CLERK



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.

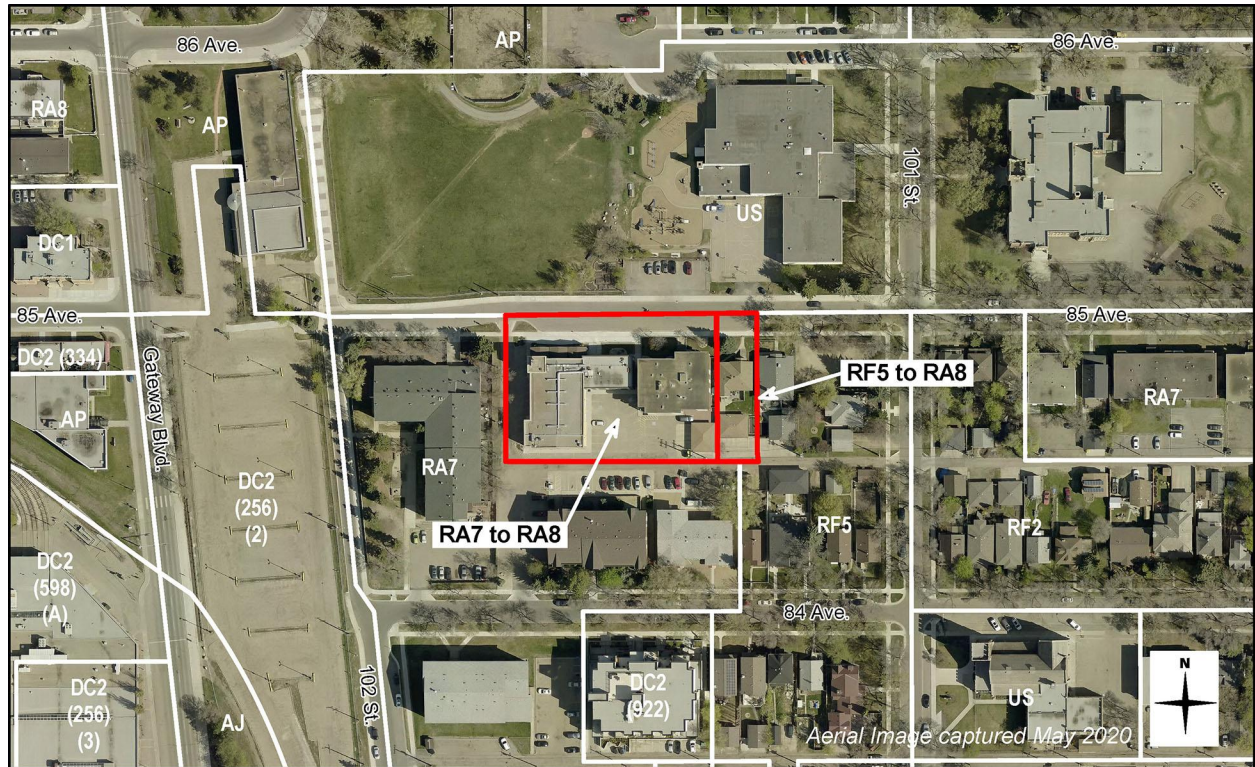
The Application

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	https://engaged.edmonton.ca/strathconagateway <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

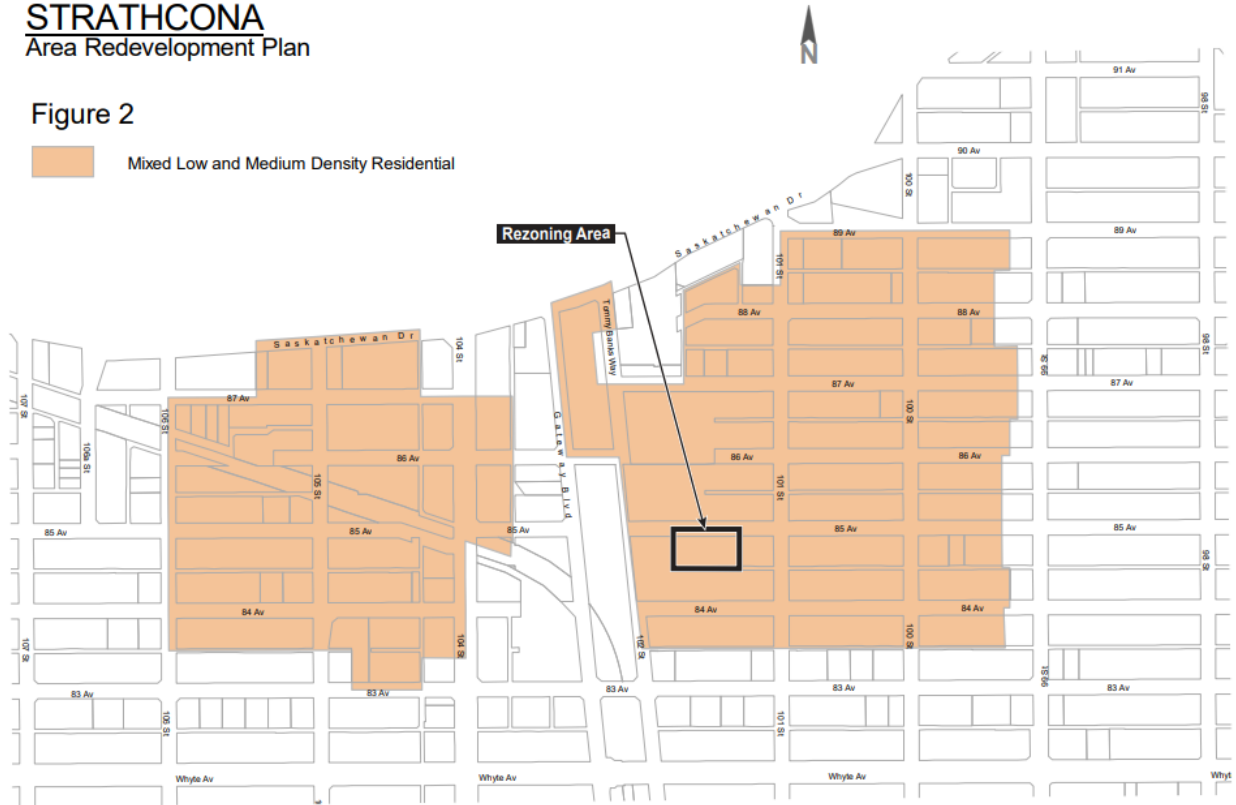
- 1 Plan Context Map
- 2 "What We Heard" Public Engagement Report
- 3 Application Summary

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

Planning Coordination
DEVELOPMENT SERVICES



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

Planning Coordination
DEVELOPMENT SERVICES



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

Charter Bylaw 19598

To allow for medium rise multi-unit housing, Strathcona

Purpose

Rezoning from RF5 and RA7 to RA8; located at 10119 - 85 Avenue NW.

Readings

Charter Bylaw 19598 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Charter Bylaw 19598 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 1, 2021 and April 10, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

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.

An associated application has been made to amend 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 (Bylaw 19597).

Public Engagement

On November 2, 2020, administration sent out an advance notices to surrounding property owners, the Edmonton Federation of Community Leagues, the Central Area Council of Community Area Council, and the Strathcona Community League. No responses were received.

Due to public health precautions related to COVID-19, an in-person Public Engagement Session was not held for this application. Instead, from November 23 to December 7, 2020, online feedback was collected through the City's Engaged Edmonton webpage. This page was visited by 189 people, and 13 comments were received.

Feedback received from the above is summarized in the attached Administration Report attached to Bylaw 19597.

Attachments

1. Charter Bylaw 19598
2. Administration Report (Attached to Bylaw 19597 - item 3.20)

Charter Bylaw 19598

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3167

WHEREAS Lot 22, Block 87, Plan 2120655; located at 10119 - 85 Avenue NW, Strathcona, Edmonton, Alberta, are specified on the Zoning Map as (RF5) Row Housing Zone and (RA7) Low Rise Apartment Zone; and

WHEREAS an application was made to rezone the above described properties to (RA8) Medium Rise Apartment Zone;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as Lot 22, Block 87, Plan 2120655; located at 10119 - 85 Avenue NW, Strathcona, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule “A”, from (RF5) Row Housing Zone and (RA7) Low Rise Apartment Zone to (RA8) Medium Rise Apartment Zone.

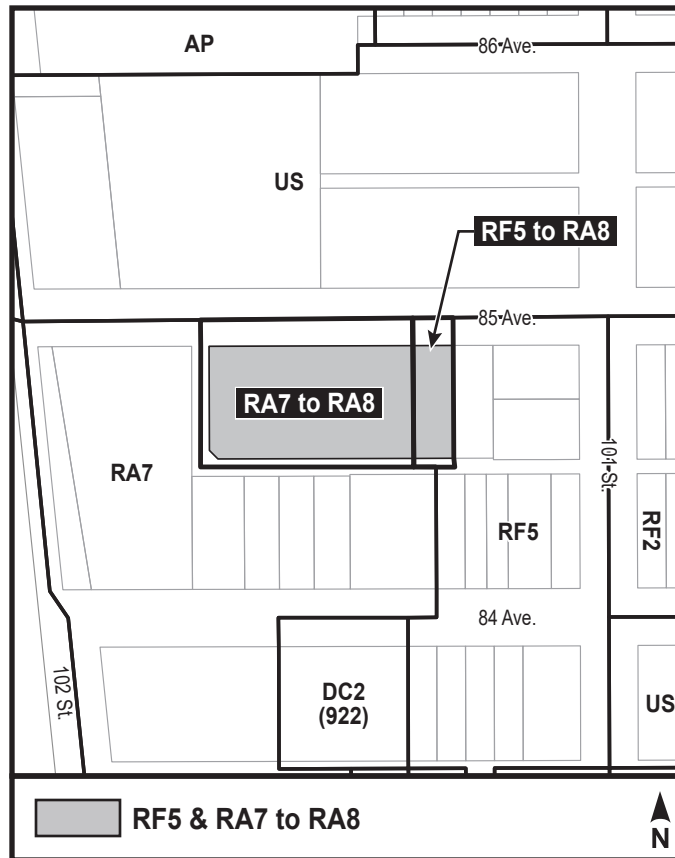
READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 19598



Bylaw 19534

Amendment to the Garneau Area Redevelopment Plan

Purpose

To amend Policy 2.1 and three maps to allow for a higher Walk-up Apartment to accommodate the proposed rezoning at 8515, 8521 & 8523 - 106a Street NW.

Readings

Bylaw 19534 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Bylaw 19534 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on April 1 & 10, 2021. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Previous Council Action

At the January 26, 2021, City Council Public Hearing, the following motion was passed:

That Bylaw 19534 and Charter Bylaw 19535 be referred to Administration to incorporate amendments to Schedules within The Garneau Area Redevelopment Plan with appropriate engagement and return to a future City Council Public Hearing.

Report

The proposed amendment to the Garneau Area Redevelopment Plan would exempt 8515, 8521 & 8523 - 106a Street NW from the current policy maximum height of 4 storeys to allow for 6 storeys. Three maps (Schedules C, J & Q) would also be amended to allow for development of 6 storeys at this site. This plan amendment is associated with a proposed rezoning (Charter Bylaw 19535).

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Public Engagement

Advance Notice was sent to surrounding property owners and the president of the Strathcona Centre Community League and the Garneau Community League of Edmonton on May 4, 2020.

From February 15 to March 1, 2021, Administration held an online public engagement session regarding this application.

Feedback from this engagement is summarized in the attached Administration Report.

Attachments

1. Bylaw 19534
2. Administration Report

Bylaw 19534

A Bylaw to amend Bylaw 6221, as amended, being
the Garneau Area Redevelopment Plan

WHEREAS pursuant to the authority granted to it, City Council, on May 25, 1982, passed Bylaw 6221, as amended, being the Garneau Area Redevelopment Plan; and

WHEREAS from time to time City Council may find it desirable to amend the Garneau Area Redevelopment Plan; and;

WHEREAS an application was made to amend the Garneau Area Redevelopment Plan; and

WHEREAS the Municipal Council of the City of Edmonton now deems it in the public interest to amend the Garneau Area Redevelopment Plan; and

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. That Bylaw 6221, as amended, is hereby further amended by:
 - a. Deleting a portion of “Schedule C - General Land Uses” as shown on Schedule “A” and replacing it with a portion of “Schedule C - General Land Uses”, as shown on Schedule “B” attached hereto and forming part of this Bylaw;
 - b. deleting “Schedule J - Detailed Land Use Sub Area 2” and replacing it with “Schedule J - Detailed Land Use Sub Area 2” attached hereto as Schedule “C” and forming part of this Bylaw;
 - c. Deleting a portion of “Schedule Q - Proposed Zoning” as shown on Schedule “D” and replacing it with a portion of “Schedule Q - Proposed Zoning”, as shown on Schedule “E” attached hereto and forming part of this Bylaw; and
 - d. Deleting item i), and all sub-items, from Policy Number 2.1 in its entirety and replacing with the following:
 - i) WALK-UP APARTMENTS, LIMITED TO FOUR STOREYS, EXCEPT THAT:

- a. THE HEIGHT MAY BE INCREASED TO FIVE STOREYS ON SITES ADJACENT TO AN EXISTING BUILDING OF FIVE OR MORE STOREYS, WHEN A DIRECT CONTROL DISTRICT IS USED TO MINIMIZE THE PERCEPTION OF HEIGHT AND MASS, AND PROMOTE INNOVATIVE DESIGN;
- b. THE HEIGHT MAY BE INCREASED TO SIX STOREYS AT 10757 - 83 AVENUE NW (LEGALLY DESCRIBED AS LOTS 19 & 20, BLOCK 132, PLAN RN4) PROVIDED THE DEVELOPMENT USES A (DC1) DIRECT DEVELOPMENT CONTROL PROVISION AND IS ASSOCIATED WITH THE DESIGNATION OF THE EXISTING DOUGLAS MANOR AS A MUNICIPAL HISTORIC RESOURCE; AND
- c. THE HEIGHT MAY BE INCREASED TO SIX STOREYS AT 8515, 8521 & 8523 - 106A STREET NW; AND
- e. Deleting the text of “Area of Application” for “RA8 Medium Rise Apartment District (Section 220 Land Use Bylaw)” in Section 5 and replacing with the following:

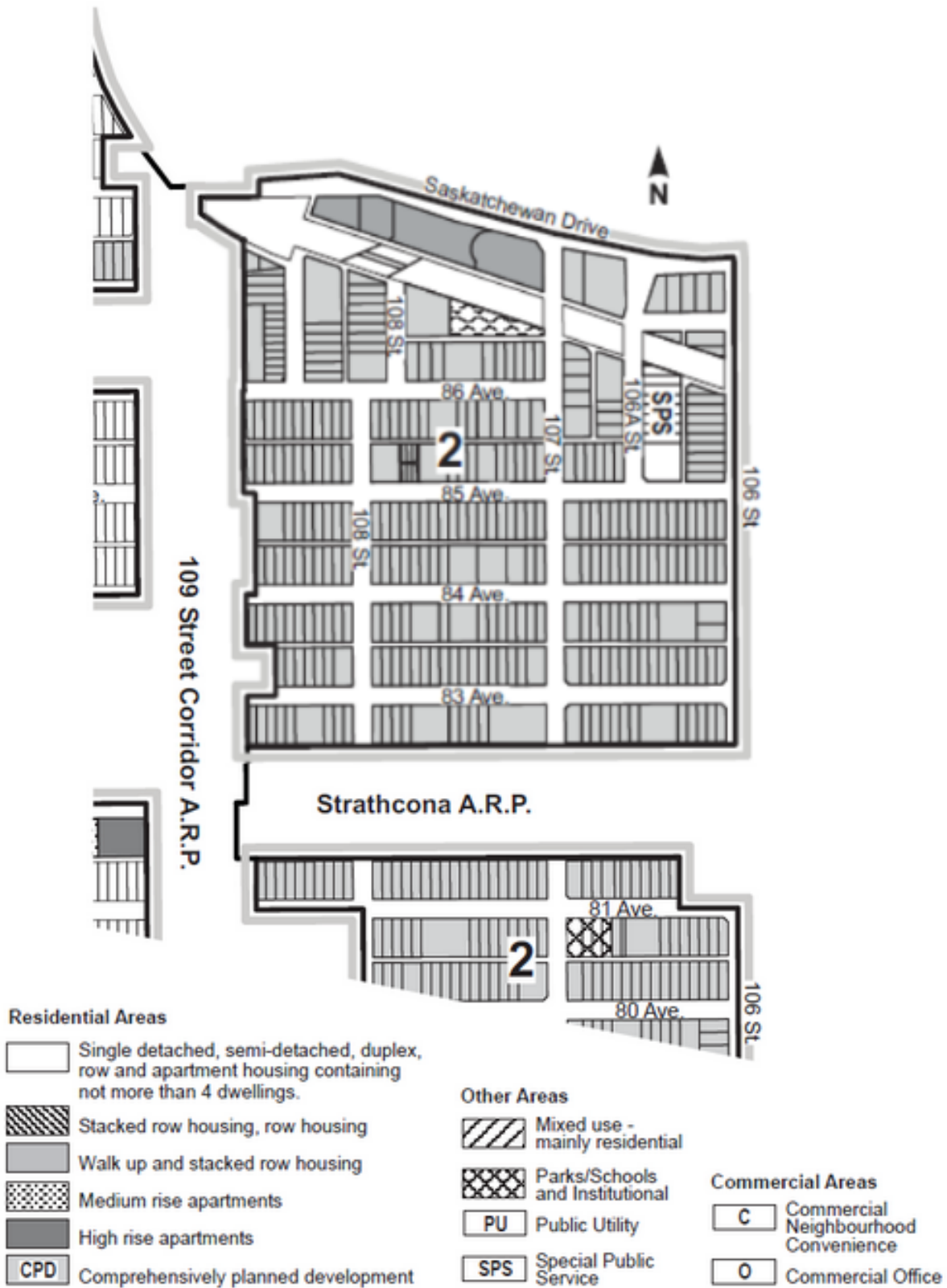
Portions of Sub-area 1 located along Whyte Avenue and 87 Avenue west of 109 Street designated RA8 in Bylaw 6220 amending the Land Use Bylaw, and a portion of Sub-area 2 located on the west of 106a Street north of 85 Avenue designated RA8 in Charter Bylaw 19534 amending the Edmonton Zoning Bylaw.

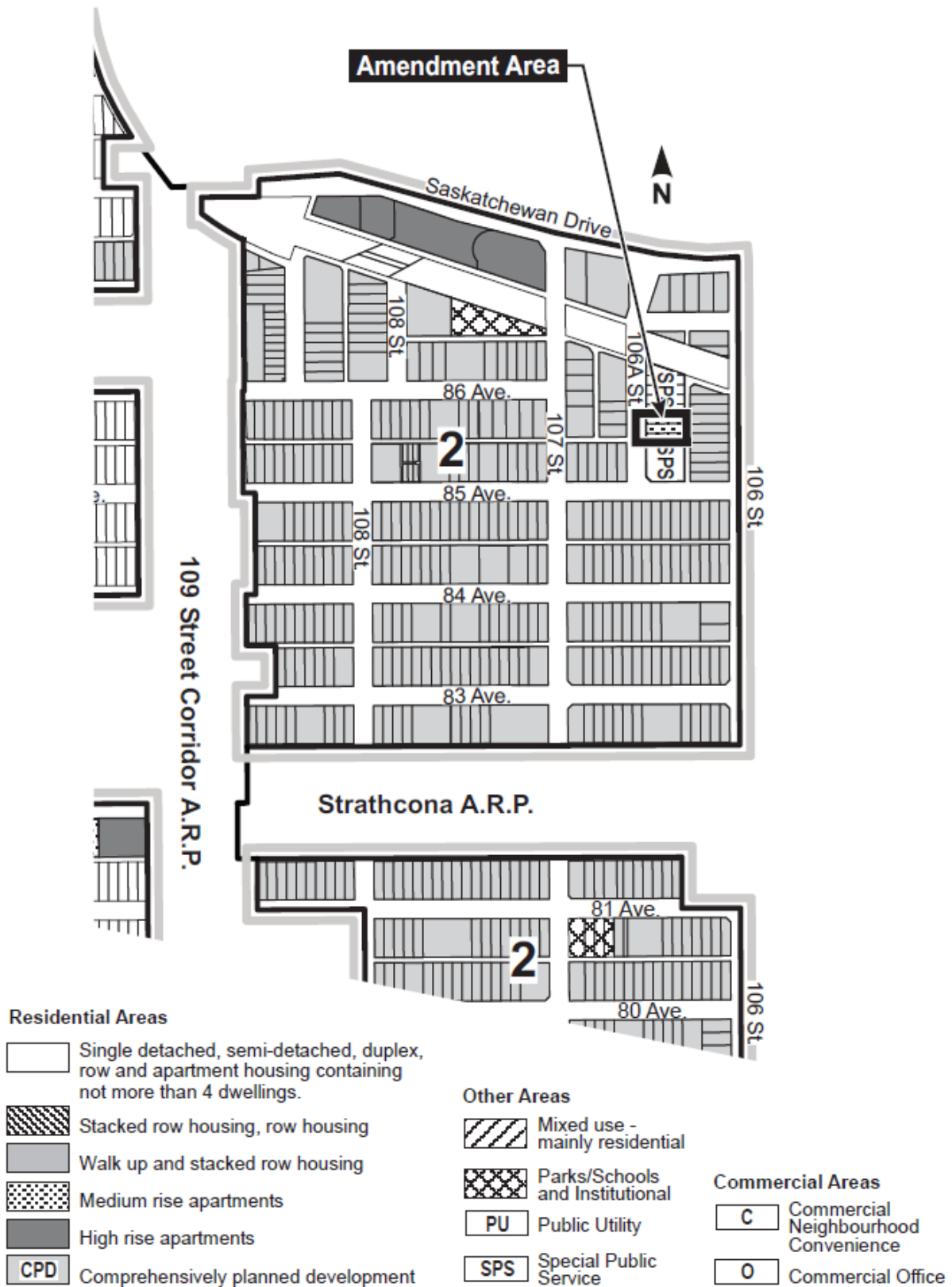
READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

MAYOR

CITY CLERK



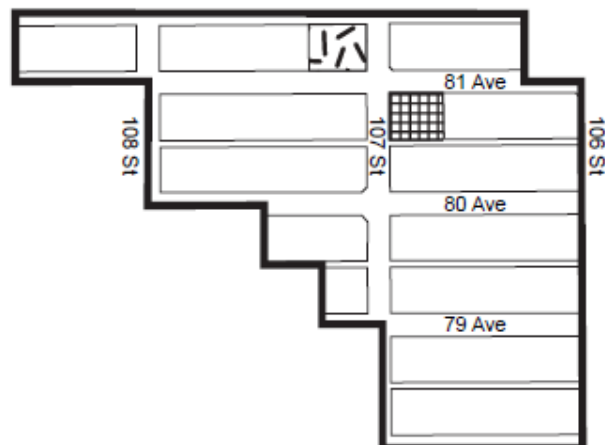
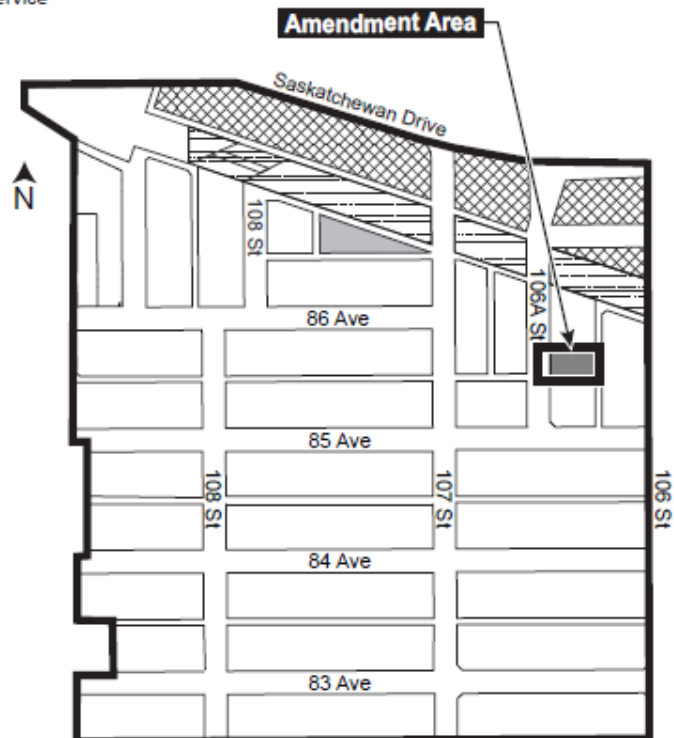


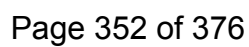
Garneau**SCHEDULE J**

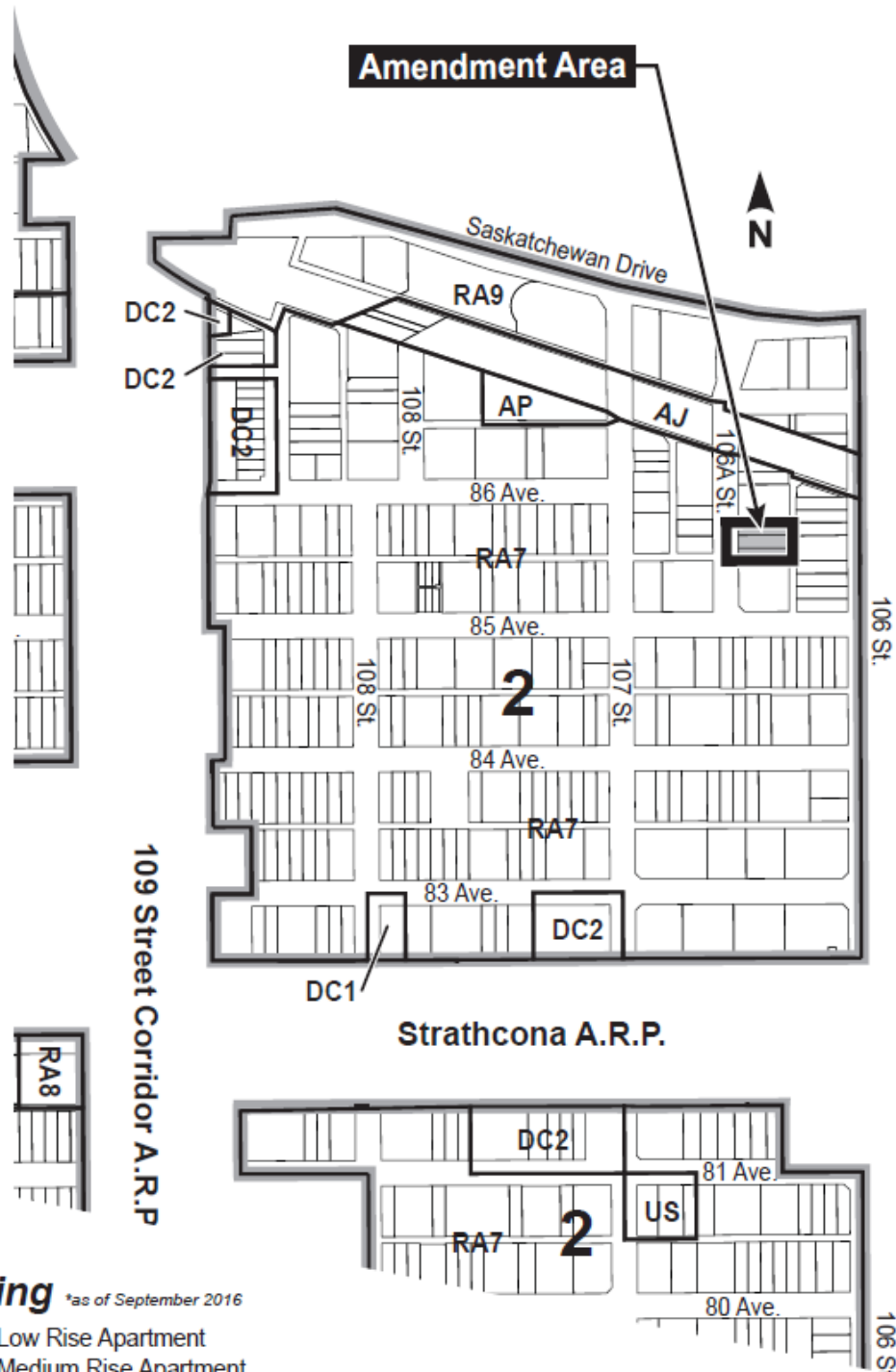
Detailed Land Use Sub Area 2

Area Redevelopment Plan

-  Low Rise Apartment
-  Medium Rise Apartment
-  High Rise Apartment
-  Urban Services
-  Public Parks
-  Mixed Use Development - Commercial and Residential
-  Special Public Service



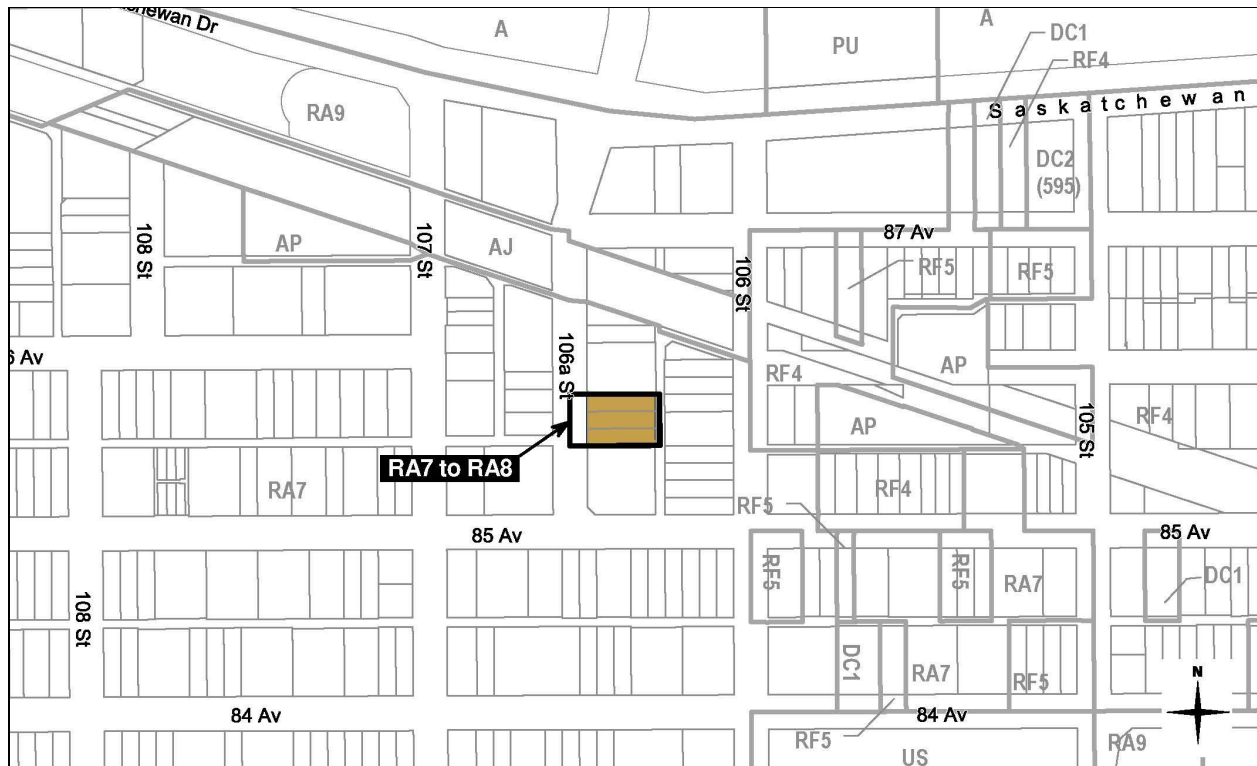






ADMINISTRATION REPORT REZONING, PLAN AMENDMENT STRATHCONA

8515, 8521 & 8523 - 106A STREET NW



Recommendation: That Bylaw 19534 the Garneau Area Redevelopment Plan and Charter Bylaw 19535 to amend the Zoning Bylaw from (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;
- respects the height transition in the Garneau Area Redevelopment Plan; and
- locates a mid rise building near to the University of Alberta and local amenities.

Report Summary

This land use amendment application was submitted by Michael de Wolf of L7 Architecture on April 14, 2020. This application proposes to change the designation of three parcels from the (RA7) Low Rise Apartment Zone to the (RA8) Medium Rise Apartment Zone to allow for:

- a residential building with limited commercial opportunities at ground level;
- a maximum building height of 23 metres (an increase from the current maximum of 16 metres); and
- a maximum building floor area of approximately 4,001 square metres, based on a floor area ratio (FAR) of 3.3.

This proposal is in alignment with the applicable policies of CityPlan by promoting compact, mixed use development within close proximity to a major node.

The proposal also generally aligns with the Garneau Area Redevelopment Plan which designates the site as appropriate for medium density housing. However, an amendment to Policy 2.1 and the area of application of the RA8 zone use within the plan is required to allow for 6 storey development on this site. Amendments to three land use maps are also required as part of this application.

The Application

1. BYLAW 19534 to amend Policy 2.1 and the "area of application" for the RA8 Zone in the Garneau Area Redevelopment Plan. Policy 2.1 of the Garneau Area Redevelopment Plan currently limits development within Sub-Area 2 of the plan to Apartments with a maximum height of 4 storeys, and stacked row housing. This policy is proposed to be amended to allow for development of up to 6 storeys at 8515, 8521 & 8523 - 106a Street NW. This site will also be added to the list of sites the RA8 Zone may be applied to in Section 5 of the ARP.

Three maps are also proposed to be amended to reflect the change in zoning as follows:

- Schedule C, General Land Uses, would redesignate the site from "Special Public Service" to "Medium Rise Apartments;"
 - Schedule J, Detailed Land Use Sub Area 2, would redesignate the site from "Low Rise Apartment" to "Medium Rise Apartment;" and
 - Schedule Q, Proposed Zoning, would redesignate the site from the (RA7) Low Rise Apartment Zone to the (RA8) Medium Rise Apartment Zone.
2. CHARTER BYLAW 19535 to change the zoning from the (RA7) Low Rise Apartment Zone to the (RA8) Medium Rise Apartment Zone. The proposed RA8 Zone would allow for a 23 metre high (approximately 6 storey) residential building with limited commercial opportunities at ground level, such as Health Services, Convenience Retail Stores and Specialty Food Services.

This application was originally scheduled for presentation to Council on January 26, 2021 where Council made a motion to refer the application to the April 20, 2021 Public Hearing as follows:

That Bylaw 19534 and Charter Bylaw 19535 be referred to Administration to incorporate amendments to Schedules within The Garneau Area Redevelopment Plan with appropriate engagement and return to a future City Council Public Hearing.

In response to this motion, Administration hosted an online public engagement session through the Engaged Edmonton website from February 15, to March 1, 2021 to provide additional information on the proposal and collect additional feedback from the community regarding the application. This engagement session, and associated comments, are summarized in Appendix 2 of this report. Amendments were prepared to amend three Schedules within the Garneau Area Redevelopment Plan which are summarized in Bylaw 19534 above.

Site and Surrounding Area

The site consists of three lots located north of 85 Avenue on 106a Street NW within the Strathcona neighborhood. The surrounding area is predominantly zoned (RA7) Low Rise Apartment Zone and consists of low rise apartments and single detached houses with high rise towers are located a block to the north on Saskatchewan Drive, zoned (RA9) High Rise Apartment Zone and (DC2) Site Specific Development Control Provision. Nearby park amenities include access to the River Valley from Saskatchewan Drive and the Strathcona Rail Community Garden 100 metres to the east.



AERIAL VIEW OF APPLICATION AREA

SUBJECT SITE CONTEXT	• (RA7) Low Rise Apartment Zone	• Three single detached dwellings

North	<ul style="list-style-type: none"> • (RA7) Low Rise Apartment Zone 	<ul style="list-style-type: none"> • Two 4-storey residential apartment buildings
East	<ul style="list-style-type: none"> • (RA7) Low Rise Apartment Zone 	<ul style="list-style-type: none"> • Two 3-storey apartment buildings • Three single detached dwellings
South	<ul style="list-style-type: none"> • (RA7) Low Rise Apartment Zone 	<ul style="list-style-type: none"> • 3-storey residential apartment building
West	<ul style="list-style-type: none"> • (RA7) Low Rise Apartment Zone 	<ul style="list-style-type: none"> • 3-storey residential apartment buildings • Single detached dwellings



VIEW OF SITE LOOKING EAST FROM 106a STREET NW

Planning Analysis

LAND USE COMPATIBILITY

The site and surrounding area is currently zoned (RA7) Low Rise Apartment Zone which allows for residential development up to 16.0 m in height, or approximately 4 storeys. 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 can be generalized as a request to increase development intensity on these lots by approximately 2 storeys and 0.7 floor area ratio.

Directly adjacent to the property are two existing low rise apartment buildings with a modern four storey building to the north, and a three storey walk up to the south. Transitions to and from these properties are managed through setbacks and a stepback above 10.0 m in height

(approximately above the 3rd storey) which is comparable to the heights of these adjacent buildings.

The transition across 106a Street NW, to the west, where there are Single Detached Houses, constructed within the RA7 zone, is the most abrupt transition. Regulations for the design of the facade that faces these houses are the same between the existing and proposed zones with ground level units having entrances oriented towards the street and other features intended to provide a pedestrian friendly interface. In addition, the 20 metre width of the avenue with mature boulevard trees on both sides provides a good buffer between the two land uses.

It is concluded that the additional height, while creating slightly longer shadows, is not a significant change in scale or building form and will not result in noticeably different land use impacts on surrounding properties.

RA7 & RA8 COMPARISON SUMMARY

	RA7 <i>Current</i>	RA8 <i>Proposed</i>
Principal Building	Multi-Unit Housing	Multi-Unit Housing
Height	16.0 m	23.0 m
Floor Area Ratio	2.3 - 2.5	3.0 - 3.3
Density	Minimum: 45 du/ha Maximum: None	Minimum: 75 du/ha Maximum: None
Setbacks North South Lane - East 106a Street - West	1.2 m ¹ 1.2 m ¹ 7.5 m 4.5 m	1.2 m ¹ 1.2 m ¹ 7.5 m 4.5 m
Commercial Uses Permitted	Limited uses permitted at grade.	Limited uses permitted at grade.
Notes:		
¹ Setback is increased to 3.0 m over 10.0 m in height to create a stepback from the adjacent properties.		

PLANS IN EFFECT

Garneau Area Redevelopment Plan

The overall development concept of the Garneau Area Redevelopment Plan (ARP), adopted in 1982, is designed to accommodate city growth through redevelopment while ensuring it is

compatible with the existing residential character of the neighbourhood. The general policies of the ARP manage this growth by restricting high rise development to the north and east edges of the neighbourhood (Policy G.3) and managing an appropriate transition from high rise to low rise apartment buildings. This is reflected through Policy G.4 which graphically shows the intended transition in height below.

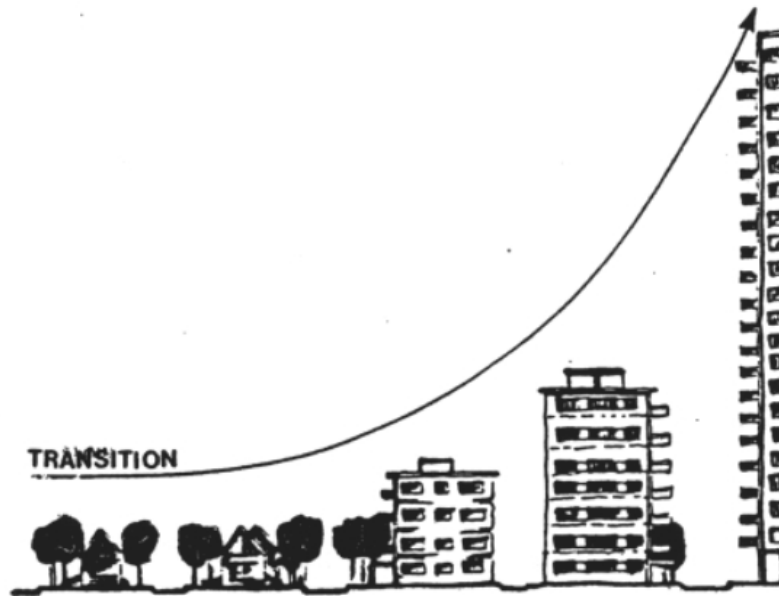


IMAGE FROM THE GARNEAU ARP SHOWING APPROPRIATE TRANSITION IN HEIGHTS

While this site does not share a property line with a high rise tower, the general intent of this transition policy is maintained due to the property's proximity to tower development, just north of the rail right-of-way, and the surrounding RA7 zoning.

This site is located within Sub-Area 2 of the ARP which is described as "primarily a medium density residential zone" where "walk up apartment buildings predominate with pockets of single family dwellings interspersed among them." This sub-area has high rise apartment buildings located north on Saskatchewan Drive overlooking the river valley.

The plan describes this area as appropriate for medium density development, and encourages diversity in housing, but the policies which govern this sub-area restrict development to 4 storey apartments or stacked row housing. The (RA7) Low Rise Apartment Zone is applied to the majority of the properties within Sub-Area 2. This is demonstrative of the more modest definition of "medium density development" when the Garneau ARP was written compared to current expectations of medium density.

This application does propose to amend policy 2.1 to allow for 6 storey development, however; it is important to note that the general residential policies of the ARP would still be maintained. This site is located approximately 40 metres from the rail right-of-way which is intended to be a break between high rise buildings located on Saskatchewan Drive and the interior of the neighbourhood which allows for the development of low rise apartments (See Appendix 1 for

Context Map). This is in addition to adding this site to the area of application for the RA8 zone in Section 5 of the ARP.

Allowing for 6 storey development on this site would meet the land use objectives of Sub Area 2 as well as be in alignment with the general policies of the Garneau ARP.

While this application conforms with the policy statements in the Garneau ARP, an amendment is required to update Schedule J to redesignate this site as a Medium Rise Apartment, and to update to land use maps (Schedules C and Q) to reflect the proposed rezoning as outlined in The Application section at the beginning of this report.

Residential Infill Guidelines

The Residential Infill Guidelines (RIG) consider buildings from five to eight storeys to be Mid Rise Apartments. According to the RIGs, Mid Rise Apartment buildings should be located in the City's key activity centres, areas adjacent to LRT Stations or at existing regional, or community level shopping centre sites. Exceptions are made for "Large Sites" that are over one hectare in size or on other sites where the specific context of the site warrants consideration of Mid Rise buildings. These would be sites that have direct access to an arterial or collector road, and are isolated from small scale residential development by other land uses such as existing medium/large scale residential development, commercial development, a large park site or natural area. This site does not align well with this locational criteria except for its proximity to the University of Alberta.

Administration recognizes that the locational criteria for Mid Rise Apartments in the Residential Infill Guidelines is likely too restrictive, when there are multiple high rise developments within a block north of the site. As such, these guidelines are not an effective reference tool in this case. Aside from locational guidelines, the proposed RA8 Zone aligns fairly well with the guidelines for parking, built form and design and site design and streetscape.

CITYPlan Alignment

CityPlan, 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 University-Garneau area is identified as one of six Major Nodes located across the city. While there are no specific boundaries identified for these Major Nodes, they are considered to be approximately 2 km across. Located 1.3 km from the University of Alberta Campus, this site is within close proximity of this major node.

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.

Technical Review

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

Community Engagement

<p>ADVANCE NOTICE May 4, 2020</p>	<ul style="list-style-type: none"> • Number of recipients: 61 • Number of responses with concerns: 8 • Common comments included: <ul style="list-style-type: none"> o General opposition to proposal o Concerns regarding height o Out of character for neighbourhood o Impacts to property values o Shadow impacts on surrounding properties o Parking and traffic concerns o Site not suitable for commercial uses o Concerns regarding noise o Impacts to City trees o Damage and noise from construction
<p>PUBLIC ENGAGEMENT SESSION (ENGAGED EDMONTON WEBSITE) February 15, 2010 to March 1, 2021</p>	<p>engaged.edmonton.ca/106aStreetRA8</p> <ul style="list-style-type: none"> • Aware: 135 • Informed: 44 • Engaged: 30 • Opposed: 26 • Support: 20 • No position: 1 • Common comments included: <ul style="list-style-type: none"> o General opposition to proposal o Concerns the proposal is not in character with the neighbourhood o General support of the proposal o Proposal would provide more housing that is affordable to attract families o The proposal is not consistent with the Garneau ARP o Proposal does not create an appropriate transition • See Appendix 2 for a full "What We Heard" Report

WEBPAGE

edmonton.ca/StrathconaPlanningApplications

Conclusion

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

APPENDICES

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

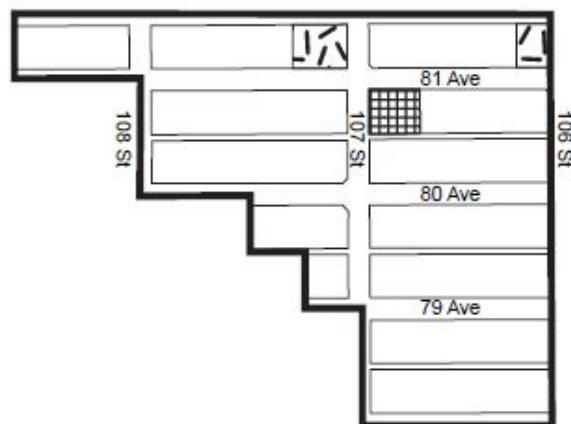
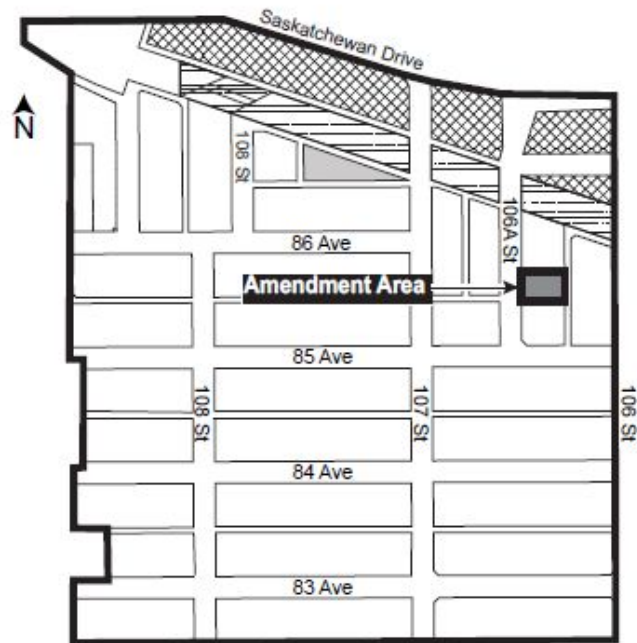
CONTEXT PLAN MAP

Garneau

SCHEDULE J Detailed Land Use Sub Area 2

Bylaw 19534 - Amendment to Area Redevelopment Plan

-  Low Rise Apartment
-  Medium Rise Apartment
-  High Rise Apartment
-  Urban Services
-  Public Parks
-  Mixed Use Development - Commercial and Residential
-  Special Public Service



WHAT WE HEARD REPORT

Rezoning Engage Edmonton Feedback Summary LDA20-0123 - Strathcona

PROJECT ADDRESS:	8515, 8521 & 8523 - 106a Street NW
PROJECT DESCRIPTION:	<p>The application proposes to rezone the site from the (RA7) Low Rise Apartment Zone to (RA8) Medium Rise Apartment Zone to allow for an apartment building with a maximum height of 23 metres (approximately 6 storeys).</p> <p>An associated application has been made to amend the Garneau Area Redevelopment Plan (ARP) to amend land use maps to reflect the proposed zoning and add a new subpoint to Policy 2.1 to allow for development up to 6 storeys at this site.</p>
PROJECT WEBSITE:	https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/strathcona-planning-applications.aspx
ENGAGEMENT FORMAT:	Online Engagement Webpage - Engagement Edmonton engaged.edmonton.ca/106aStreetRA8
ENGAGEMENT DATES:	February 15, 2021 - March 1, 2021
NUMBER OF VISITORS:	<ul style="list-style-type: none">• Aware: 135• Informed: 44• Engaged: 30

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

TYPE OF ENGAGEMENT	DATE	RESPONSES/ RECIPIENTS
Advance Notice from the City	May 4, 2020	Recipients: 61 Responses with concerns: 8
Strathcona Planning Applications Webpage	May 12, 2020	N/A
Sign Posted on Site	May 19, 2020	N/A
Public Hearing	January 26, 2021	Application referred back to incorporate amendments to schedules in the Garneau ARP with appropriate engagement.
Public Engagement Notice from the City (Online Engaged Edmonton)	February 9, 2021	Recipients: 62
Public Engagement, City Event (Online Engaged Edmonton)	February 15, 2021 - March 1, 2021	Responses opposed: 26 Responses in support: 20 Responses in neutral position: 1

ABOUT THIS APPLICATION

This application was originally scheduled for presentation to Council on January 26, 2021 where Council made a motion to refer the application to the April 20, 2021 Public Hearing as follows:

That Bylaw 19534 and Charter Bylaw 19535 be referred to Administration to incorporate amendments to Schedules within The Garneau Area Redevelopment Plan with appropriate engagement and return to a future City Council Public Hearing.

Following this motion, Administration hosted an online engagement session through the Engaged Edmonton platform between February 15, 2021 - March 1, 2021 to collect feedback from the community regarding the application.

ABOUT THIS REPORT

Information in this report includes responses to the advanced notices and feedback gathered through the Engaged Edmonton platform between February 15, 2021 - March 1, 2021. 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. 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.

A full transcript of comments is available for review at engaged.edmonton.ca/106aStreetRA8.

ENGAGEMENT FORMAT

The engagement session was an online format where attendees were able to view a website with information about the proposed development, the rezoning and planning process, and contact information for the file planner.

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

OVERALL SUMMARY OF 47 COMMENTS RECEIVED		
Opposed: 26	Support: 20	Neutral: 1

SUMMARY OF COMMENTS

A full transcript of comments can be found at engaged.edmonton.ca/106aStreetRA8.

General:

- General non-support of the proposal (x11)
- General support of the proposal (x9)
- Proposal is not in character with the neighbourhood (x8)
- This area needs more affordable housing and family oriented housing (x7)

- Concern that the City will protect the rights of a few vocal landowners over that of the neighbourhood (x4)
- Property is not near the University of Alberta (x4)
- Concerns regarding crime due to existing buildings (x3)
- There are not enough details about what the developer is proposing to build (x2)
- The current single detached dwellings need to be replaced (x2)
- Supporting proposals like this will help fight urban sprawl (x2)
- Removal of existing homes will be good for the area, but development should be done within the existing zoning
- The City is using the rezoning of 10757 - 83 Ave as a precedent to support this rezoning which is not correct
- Majority of residents in Garneau and Strathcona are renters and Council should consider their opinions too
- A new building constructed in current RA7 zoning already addresses people's concerns regarding safety
- Comments that concerns from some people are intended to protect their own rental properties
- Many apartment buildings in the area are old and the proposal would provide more choice
- Proposal does not guarantee affordable housing units or units with 3 or more bedrooms
- Other developments in the area have able to construct within the current zoning rules
- Current zoning allows for the density the City is looking for in mature neighbourhoods
- Whatever replaces the houses on this site should reflect what faces this property
- Proposal would offer more modern and diverse housing options in the area
- Concerns regarding noise and damage during construction
- Preference for town-house style dwellings at grade
- Proposal would provide more options for students
- The proposal would lower property values
- No public benefit for changing the zoning
- Concerns regarding impacts to City trees
- Preference for row-housing on this site

Height, Massing & Density:

- Proposal is not a moderate change but a 50% increase in height (x3)
- Concerns regarding sun-shadow impacts (x3)
- City should be increasing density to encourages families to live in these neighbourhoods (x2)
- Concerns this proposal with set a precedent for other sites to seek increases in height/density (x2)

- Proposed increases in density will not change the character of the neighbourhood (x2)
- Concerns regarding abrupt changes in height between properties

City Policies, Guidelines & The Garneau Area Redevelopment Plan:

- Proposal is not consistent with the Garneau Area Redevelopment Plan (x6)
- Proposal does not create an appropriate transition from high rise apartments to 4 storey apartments in the neighbourhood (x5)
- Proposal is supported by the City Plan (x4)
- The Garneau Area Redevelopment Plan should not be amended (x3)
- Existing zoning complies with the Garneau Area Redevelopment Plan (x2)
- Locational criteria for the Residential Infill Guidelines should be followed (x2)
- The Garneau Area Redevelopment Plan is 40 years old and the cost of land and construction has increased since making the current zoning unbuildable
- The Garneau Area Redevelopment Plan might need to be updated to realign its boundaries

Parking and Traffic:

- General concerns regarding traffic and parking (x6)
- This is a quiet local road that functions as a dead-end street/does not connect with Saskatchewan Drive (x2)
- Traffic concerns regarding commercial development being permitted at this property (x2)
- Increases in density make providing underground parking more economically viable and reduce demand for on street parking
- City Council should not support a project where they could not have visitor parking within a block of the property
- Support for reductions in parking in Garneau due to percentage of commuters who do not drive
- Concerns regarding a lack of parking on the site

Uses:

- Concerns with commercial being permitted on this property (x4)
- Support for ground level commercial at this site (x2)
- Support for local convenience commercial at this site to encourage walking over driving to a store further away
- Current zoning allows for commercial uses at grade

Process & Notification:

- Concerns regarding Administration's position and justification in the Council report from the January 26, 2021 Public Hearing report (x3)

- Concern that this property has been identified as being located in Strathcona and not Garneau on public notices (x2)
- Concern this application will set a precedent for the neighbourhood (x2)
- Concerns regarding the process for postponing the January 26 Public Hearing for this proposal
- Concern over the number of rezoning applications in the area

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:

- This application is scheduled to be presented to City Council at the April 20, 2021 Public Hearing:
 - 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: Andrew Sherstone

Email: andrew.sherstone@edmonton.ca

Phone: 780-442-0699

Planning Coordination
DEVELOPMENT SERVICES



APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment & Rezoning
Bylaw/Charter Bylaw:	19534 & 19535
Location:	North of 85 Avenue NW and east of 106a Street NW
Address(es):	8515, 8521 & 8523 - 106a Street NW
Legal Description(s):	Lot 24, 25 & 26, Blk C, Plan I12
Site Area:	1,212.5 m ²
Neighbourhood:	Strathcona
Notified Community Organization(s):	Strathcona Centre Community League The Garneau Community League of Edmonton
Applicant:	L7 Architecture

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(RA7) Low Rise Apartment Zone
Proposed Zone(s) and Overlay(s):	(RA8) Medium Rise Apartment Zone
Plan in Effect:	Garneau Area Redevelopment Plan
Historic Status:	None

Written By:	Andrew Sherstone
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination

Charter Bylaw 19535

To allow for medium rise Multi-unit Housing, Strathcona

Purpose

Rezoning from RA7 to RA8; located at 8515, 8521 & 8523 - 106A Street NW.

Readings

Charter Bylaw 19535 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Charter Bylaw 19534 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on April 1 & 10, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Previous Council Action

At the January 26, 2021, City Council Public Hearing, the following motion was passed:

That Bylaw 19534 and Charter Bylaw 19535 be referred to Administration to incorporate amendments to Schedules within The Garneau Area Redevelopment Plan with appropriate engagement and return to a future City Council Public Hearing.

Report

The purpose of proposed Charter Bylaw 19534 is to change the zoning from the (RA7) Low Rise Apartment Zone to the (RA8) Medium Rise Apartment Zone; Lot 24, 25 & 26, Blk C, Plan I12. The proposed RA8 Zone would allow for a 23 metre high (approximately 6 storey) residential building with limited commercial opportunities at ground level, such as Health Services, Convenience Retail Stores and Specialty Food Services.

The proposed rezoning is accompanied by an associated amendment to the Garneau Area Redevelopment Plan (Bylaw 19534).

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Public Engagement

Advance Notice was sent to surrounding property owners and the president of the Strathcona Centre Community League and the Garneau Community League of Edmonton on May 4, 2020.

From February 15 to March 1, 2021, Administration held an online public engagement session regarding this application.

Feedback from this engagement is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19535
2. Administration Report (Attached to Bylaw 19534 - item 3.22)

Charter Bylaw 19535

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3144

WHEREAS Lots 24 to 26, Block C, Plan I12; located at 8523, 8521, and 8515 - 106A Street NW, Strathcona, Edmonton, Alberta, are specified on the Zoning Map as (RA7) Low Rise Apartment Zone; and

WHEREAS an application was made to rezone the above described property to (RA8) Medium Rise Apartment Zone;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as Lots 24 to 26, Block C, Plan I12; located at 8523, 8521, and 8515 - 106A Street NW, Strathcona, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule “A”, from (RA7) Low Rise Apartment Zone to (RA8) Medium Rise Apartment Zone.

READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 19535

