



# CITY PLANNING REPORT PLAN AMENDMENT, REZONING WESTMOUNT

## 11039 - 130 STREET NW

To allow for a low rise apartment building.



## RECOMMENDATION AND JUSTIFICATION

City Planning is in **SUPPORT** of this application because:

- The proposed rezoning follows the intent and objectives of the West Ingle Area Redevelopment Plan;
- The proposed development provides for increased housing choices within the neighbourhood; and
- Provisions within the proposed zone, the Medium Scale Residential Infill Overlay, and the Zoning Bylaw provide for development which is sensitive in scale and transition to existing development and zoning.

## THE APPLICATION

1. BYLAW 18488 to amend the West Ingle Area Redevelopment Plan (ARP) to adjust the designation of the lot on a zoning map.
2. CHARTER BYLAW 18489 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (RA7) Low Rise Apartment Zone.

Bylaw 18488 would include this subject lot within the RA7 Zone area on Map 17 - Land Use Districts - West Ingle, within the West Ingle ARP. This site would be part of an area identified within the ARP for low rise apartment housing development.

Charter Bylaw 18489 proposes to rezone this lot, in order to allow the owners to consolidate with the adjacent lot to the north, which is already zoned (RA7) Low Rise Apartment Zone. This would allow for development of a low rise apartment building. The Medium Scale Residential Infill Overlay will apply to the site once zoned (RA7) Low Rise Apartment Zone.

## SITE AND SURROUNDING AREA



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(RF1) Single Detached Residential Zone	Single Detached House
<b>CONTEXT</b>		
North	(RA7) Low Rise Apartment Zone	Single Detached Houses
East	(RA7) Low Rise Apartment Zone	3-Storey Apartment
South	(RF1) Single Detached Residential Zone	Single Detached House
West	(RA7) Low Rise Apartment Zone (RF1) Single Detached Residential Zone	3 ½ - Storey Apartment Single Detached Houses



VIEW OF SITE FACING EAST



VIEW OF SITE FROM ALLEY FACING WEST

## PLANNING ANALYSIS

### LAND USE COMPATIBILITY

This area along 111 Avenue NW has historically been zoned and developed with low rise apartment buildings, including a mix of three- and four-storey buildings, interspersed with schools, institutional buildings, and single detached houses. This site is approximately 30 metres south of 111 Avenue NW, and if rezoned to (RA7) Low Rise Apartment Zone, would provide for a contiguous area that is adjacent to the Arterial road. A low rise apartment up to four storeys is in line with the existing development and intended use for this area along 111 Avenue NW. The Medium Scale Residential Infill Overlay would apply to development under the RA7 Zone, which ensures transitions, setbacks, and other development features that acknowledge and respect the character of adjacent smaller scale development to the south.

Areas both east and west of this site are zoned (RA7) Low Rise Apartment Zone and developed with low rise apartments, in character with the pattern of development as described along the Avenue. Low rise apartments on this site would provide a buffer and transition from the high traffic volume arterial road to the north, to the low-density neighbourhood interior to the south.

## **PLAN IN EFFECT**

### **West Ingle Area Redevelopment Plan (ARP), 1985**

The ARP provides direction for this area and for low rise apartment development:

- Map 2: Concept Plan West-Ingle identifies the strip along 111 Avenue NW generally for “Low Rise Apartments Maintained”, and is not specific to individual lot lines.
- Part III: Land Use sets out general guidance for the use of different zones to achieve certain built form objectives.
- Map 17 : Land Use districts West-Ingle identifies the existing zoning. The (RA7) Low Rise Apartment Zone, Area of Application is described as:

“Generally along arterials that border the neighbourhood, 118 Avenue, and 107 Avenue, 111 Avenue and the Bel Air Apartments site adjacent to Groat Road.”

The Rationale is to provide a district for low-rise apartments.

According to this direction, the proposal to rezone this particular lot to (RA7) Low Rise Apartment Zone is in conformance with the ARP. The only change required is to Map 17, a descriptive map, to reflect the proposed zoning.

## **APPLICABLE GUIDELINES**

### **Residential Infill Guidelines**

The Residential Infill Guidelines (RIGs) offer guidance on this proposal. (RA7) Low Rise Apartment Zone is a direct zone equivalent to the Low Rise Apartments identified in the RIGs, and so considered under these criteria.

This location (as part of a consolidated parcel) meets the Location criteria:

- On corner sites on the edge of the neighbourhood where the block face fronts onto an arterial or service road.
- On high frequency transit corridors as identified in the Transportation Master Plan (111 Avenue is identified in the proposed Bus Network Redesign for a Frequent Bus Route, with equivalent or greater service than the current Transit Avenues).
- The maximum lot frontage for a Low Rise Apartment on a corner site, or site adjacent to a commercial centre, should be 46 metres (the total consolidated lot width will be 46 m).
- The building should have direct access to a lane from which parking can be accessed.

## TECHNICAL REVIEW

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

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> June 4, 2018	<ul style="list-style-type: none"><li>• Number of recipients: 75</li><li>• 3 responses received.</li><li>• Number of responses in support: 0</li><li>• Number of responses with concerns: 2</li><li>• Common comments included: one person wanted more information, and expressed no concerns; one person complained that the area already has apartments and is too busy; one person objected to apartments and stated they wanted the lot subdivided for skinny homes instead.</li></ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"><li>• Not held</li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>• <a href="http://edmonton.ca/westmount">edmonton.ca/westmount</a></li></ul>

## CONCLUSION

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

## APPENDICES

- 1 Application Summary

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Plan Amendment, Rezoning
Bylaw/Charter Bylaw:	18488, 18489
Location:	South of 111 Avenue NW, east of 130 Street NW
Address:	11039 - 130 Street NW
Legal Description:	Lot 13, Block 12, Plan RN60
Site Area:	650 m <sup>2</sup>
Neighbourhood:	Westmount
Ward - Councillor:	6 - Scott McKeen
Notified Community Organizations:	Inglewood Community League of Edmonton, and Westmount Community League
Applicant:	Raj Duraiswamy, Enmatix Engineering Ltd.

### PLANNING FRAMEWORK

Current Zone and Overlay:	(RF1) Single Detached Residential Zone Mature Neighbourhood Overlay
Proposed Zone and Overlay:	(RA7) Low Rise Apartment Zone Medium Scale Residential Infill Overlay
Plan in Effect:	West Ingle Area Redevelopment Plan
Historic Status:	None

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