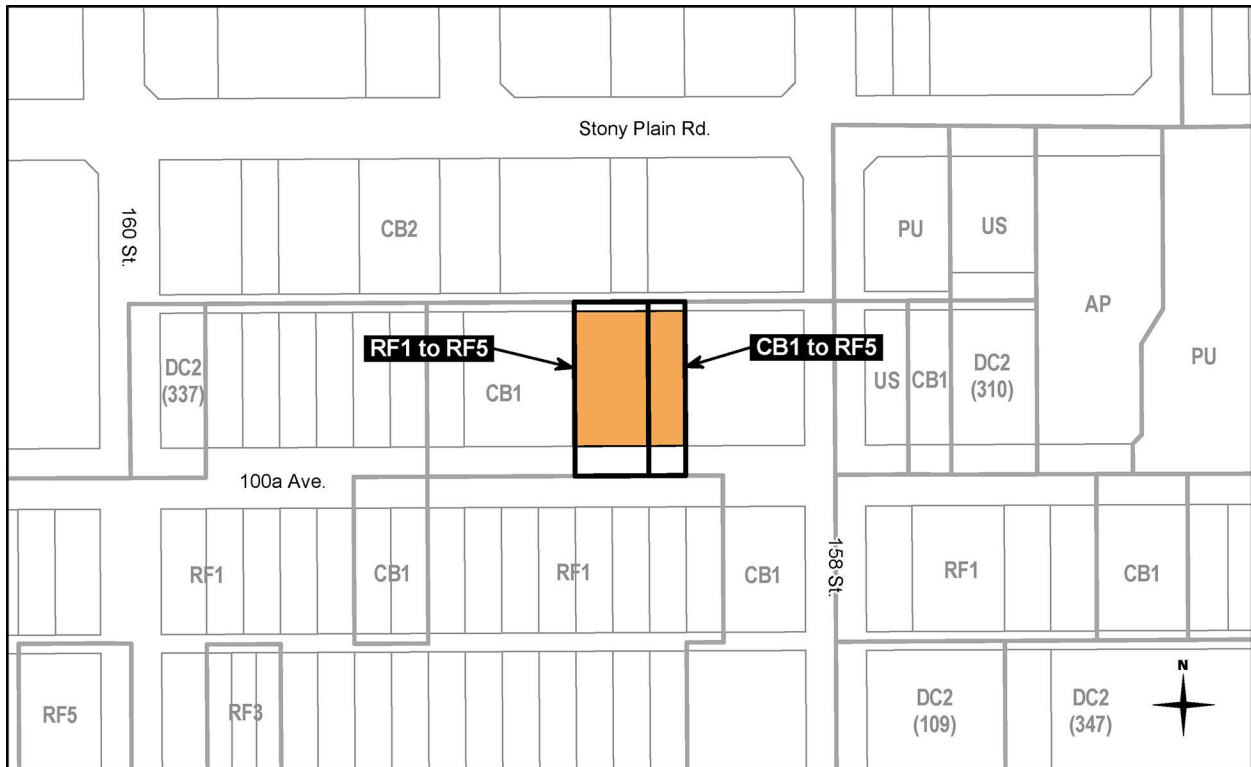




ADMINISTRATION REPORT REZONING GLENWOOD

15818 100A Avenue NW

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



Recommendation: That Charter Bylaw 19762 to amend the Zoning Bylaw from (CB1) Low intensity Business Zone and (RF1) Single Detached Residential Zone to (RF5) Row Housing Zone be APPROVED.

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

- the proposed development would increase the variety of housing in the Glenwood neighbourhood;
- the application aligns with the multi-family housing designation of the Jasper Place Area Redevelopment Plan;
- the site is located within close proximity to three arterial roadways (Stony Plain Road, 100 Avenue and 156 Street); and
- it promotes redevelopment near a Transit Centre and future LRT stop.

Report Summary

This land use amendment application was submitted by Alair Homes on March 15, 2021. This application proposes to change the designation of the parcel from (CB1) Low Intensity Business Zone and (RF1) Single Detached Residential Zone to (RF5) Row Housing Zone to allow for the development of ground oriented multi-unit housing. The applicant's intent is to subdivide the parcel into two, and develop two buildings with four principal units of row housing each.

This proposal is in alignment with the Jasper Place Area Redevelopment Plan, which identifies this site for multi-family housing in the form of row housing or low rise apartment housing.

The application also aligns with the applicable goals and 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.

The Application

CHARTER BYLAW 19762 is to amend the Zoning Bylaw from (CB1) Low Intensity Business Zone and (RF1) Single Detached Residential Zone to (RF5) Row Housing Zone to allow for the development of ground oriented multi-unit housing. The applicant intends to build two buildings with four principal units of row housing and four secondary suites in each building.

The application originally proposed rezoning the site to (RF3) Small Scale Infill Development Zone, but through policy review it was determined that the (RF5) Row Housing Zone would be more suitable for the context and the policy direction for the area. The application was then revised to RF5 and recirculated for technical review. No issues were identified.

Site and Surrounding Area

The subject site is located on 100A Avenue NW, between Stony Plain Road NW and 100 Avenue NW, and west of 156 Street NW, which are all arterial roads. The area comprises a mix of residential and commercial developments. This site is located approximately one block to the west of the future Jasper Place LRT stop on 156 Street NW at this intersection, as well as half a block west of the Jasper Place Transit Centre.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(CB1) Low Intensity Business Zone (RF1) Single Detached Residential Zone	Vacant lot
CONTEXT		
North	(CB2) General Business Zone	Small scale commercial
East	(CB1) Low Intensity Business Zone	Small scale commercial
South	(RF1) Single Detached Residential Zone	Single detached houses
West	(CB1) Low Intensity Business Zone	Small scale commercial

Planning Analysis

LAND USE COMPATIBILITY

The proposed rezoning will facilitate the redevelopment of a vacant lot on the portion of land between two major arterial roads; Stony Plain Road NW and 100 Avenue NW. This area is isolated from the larger residential neighbourhoods to the north and south.

The site is within the boundaries of the Mature Neighbourhood Overlay, which is designed to ensure that infill development, such as row housing, is sensitive to its surrounding context. The proposed development will be limited to a maximum height of 10.0 metres and any vehicular access will be required from the alley.

The property is surrounded by low density residential housing across 100A Avenue NW to the south and commercial developments on three sides to the north, east, and west, which adds to the variety of uses in the area. The location is in close proximity to both a transit centre and a

future LRT stop, providing great connectivity and a good location for increased density in the form of multi-unit housing.

PLANS IN EFFECT

The site is located within the Stony Plain Road Focus Area of the Jasper Place Area Redevelopment Plan (ARP). This site is designated as “Multi-family Housing”, which aims to provide opportunities for a range of housing options in the form of row housing or low rise apartments in proximity to services and transit, and to support a vibrant and safe shopping street. The RF5 Zone aligns with this purpose by allowing for ground-oriented row housing at an increased density than the existing zones.

CITY PLAN ALIGNMENT

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 one block of Stony Plain Road, which is considered a primary corridor at this location. Furthermore, 156 Street NW is located just over one block to the west, and is a secondary corridor supported with mass transit. The proposed RF5 Zone is considered suitable as it would provide housing to support the development of these corridors at a scale that is sensitive to the surrounding development, while adding to the mix of housing types in the area.

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. The owner will be required to remove the existing residential vehicular accesses from 100A Avenue NW. 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.

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.

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

Community Engagement

ADVANCE NOTICE May 13, 2021	<ul style="list-style-type: none">• Number of recipients: 25• No responses received
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/glenwoodplanningapplications

Conclusion

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

APPENDICES

- 1 Context Plan Map
- 2 Application Summary

PROPOSED LAND USE

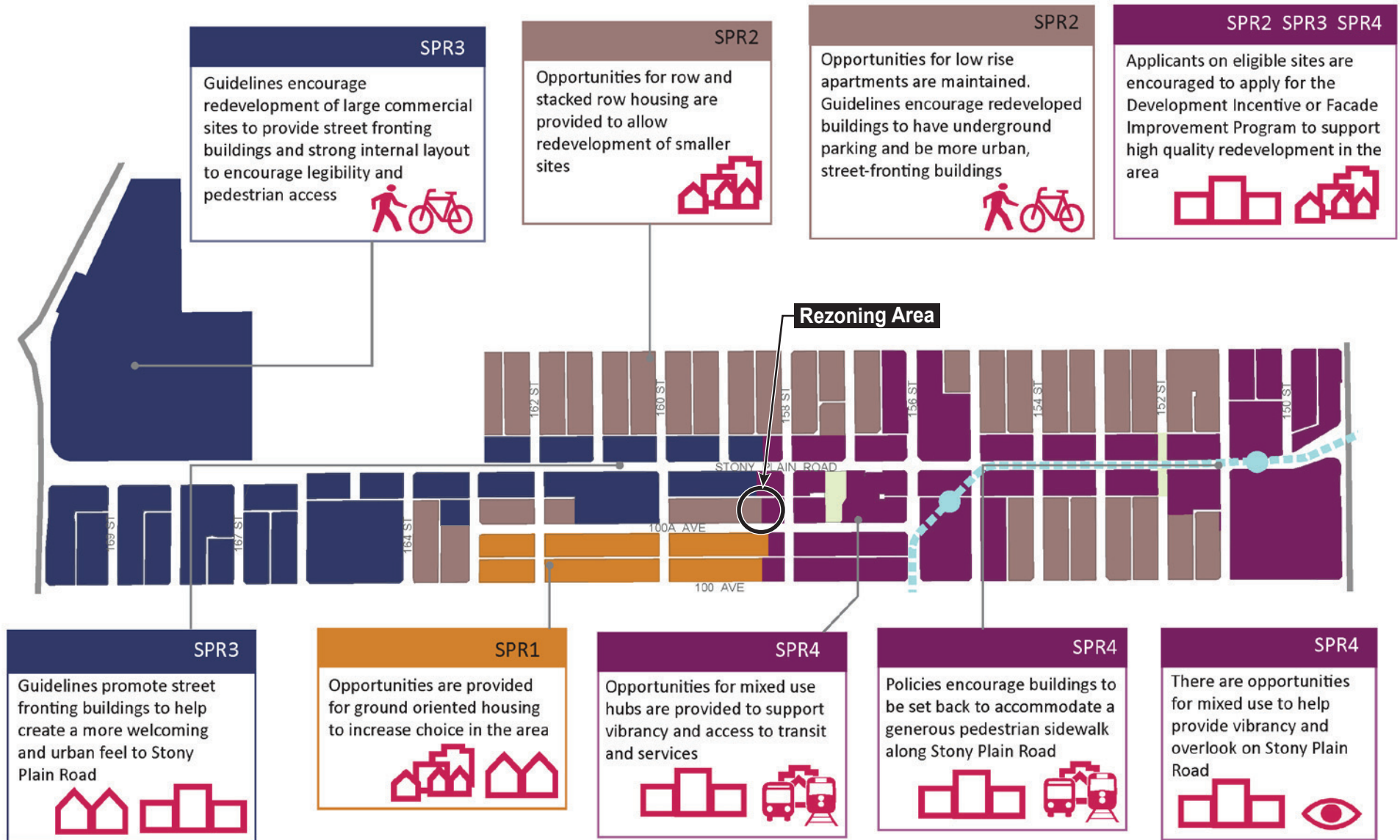


Figure 16: Stony Plain Road focus area proposed land use

Amended by Bylaw 18809, April 29, 2019

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19762
Location:	North side of 100A Avenue NW between 158 Street NW and 160 Street NW
Address:	15818 100A Avenue NW
Legal Description:	Lot 4A, Block 2D, Plan 1920286
Site Area:	1,627 m ²
Neighbourhood:	Glenwood
Notified Community Organizations:	Glenwood Community League West Edmonton Communities Areas Council Stony Plain Road and Area Business Improvement Area
Applicant:	Alair Homes

PLANNING FRAMEWORK

Current Zones and Overlays:	(CB1) Low Intensity Business Zone and Main Streets Overlay; (RF1) Single Detached Residential Zone and Mature Neighbourhood Overlay
Proposed Zone and Overlay:	(RF5) Row Housing Zone and Mature Neighbourhood Overlay
Plan in Effect:	Jasper Place Area Redevelopment Plan
Historic Status:	None

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