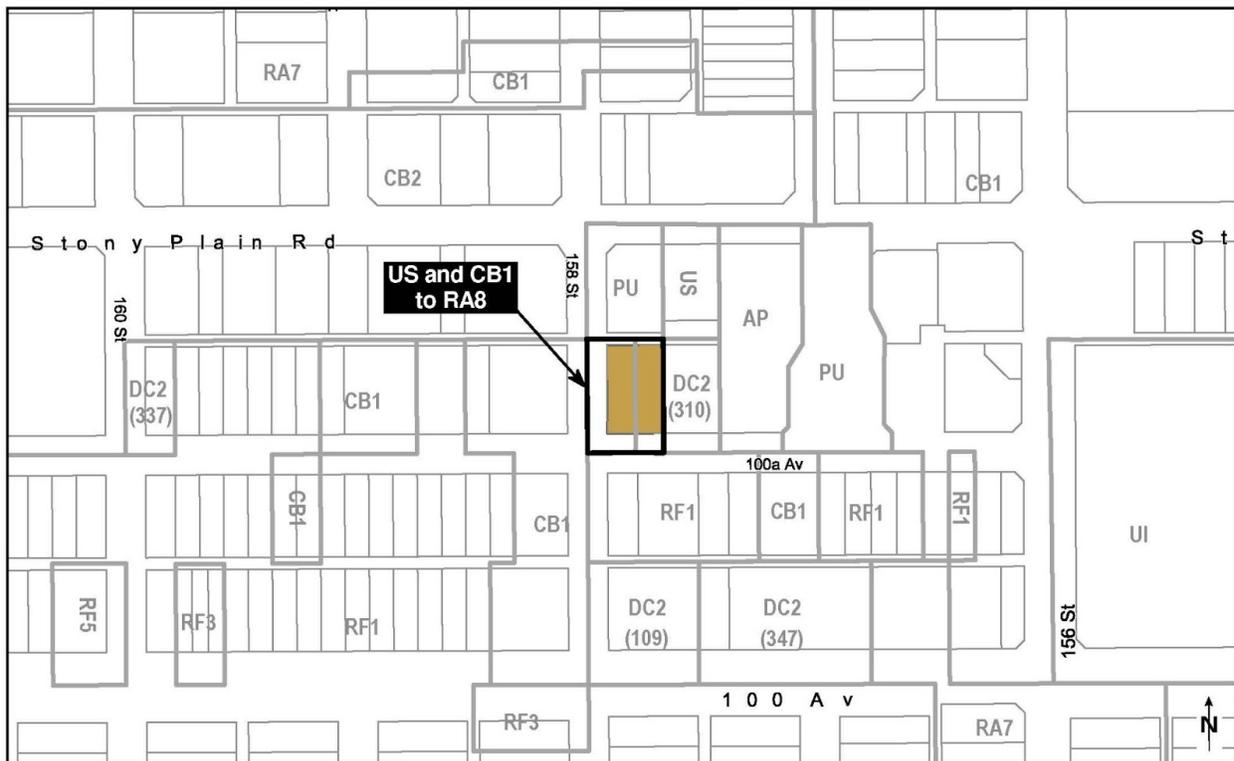




ADMINISTRATION REPORT REZONING, PLAN AMENDMENT GLENWOOD

10045 158 STREET NW

To allow for medium rise Multi-Unit Housing.



Recommendation: That Charter Bylaw 19833 to amend the Zoning Bylaw from (US) Urban Services Zone and (CB1) Low Intensity Business Zone to (RA8) Medium Rise Apartment Zone, and Bylaw 19832 to amend the Jasper Place Area Redevelopment Plan be APPROVED.

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

- it provides the opportunity for greater density adjacent to the Jasper Place Transit Centre and future Jasper Place LRT stop;
- it meets the general purpose and policies of the Jasper Place Redevelopment Plan for this site; and
- the proposed zone allows for an appropriate intensity of development, suitable along two collector roads and near Stony Plain Road, a primary corridor as directed by the City Plan.

Report Summary

This application was submitted by Arc Studio on October 30, 2020 on behalf of Swish Developments Inc.

The purpose of the proposed (RA8) Medium Rise Apartment Zone is to allow development on the currently split zoned site occupied by an existing industrial building on the western half zoned (US) Urban Services and a vacant portion to the east zoned (CB1) Low intensity Business Zone. The proposed RA8 would allow for a 23 metre high building (approximately 6 storeys) intended for residential uses such as Multi-unit Housing, Lodging Houses and Supportive Housing as well as provide the opportunity for limited commercial uses on the at ground level, such as Child Care Services, Convenience Retail Stores and Specialty Food Services.

This application conforms with the general intent and policies of Jasper Place Area Redevelopment Plan (ARP) except that the RA8 zone would allow a building height greater than the maximum 4 storey suggested for this area. An associated amendment to the Jasper Place ARP is proposed to facilitate this rezoning and increase the permitted height at this location.

THE APPLICATION

1. BYLAW 19832 to amend the Jasper Place Area Redevelopment Plan and allow an increased height maximum for a site within the Stony Plain Road Focus Area designated as part of the SPR4 "Mixed use hub".
2. CHARTER BYLAW 19833 to amend the Zoning Bylaw from (US) Urban Services Zone and (CB1) Low Intensity Business Zone to (RA8) Medium Rise Apartment Zone.

SITE AND SURROUNDING AREA

The 0.12 hectare (1,262.7 m²) site is located on the northeast corner of 100A Avenue and 158 Street NW in the Glenwood Neighbourhood. The site is located one half block south of the Stony Plain Road commercial corridor and is currently occupied by a single storey light industrial use building on the western half of the property and the remaining eastern half of the site is vacant. The site is approximately 30 metres west of Butler Memorial Park and 60 metres from the Jasper Place Transit Centre. Approximately 200 m further east along 100A Avenue at the corner of 156 Street is the future Jasper Place LRT stop. Other bus transit services are found along Stony Plain Road, 100A Avenue and 100 Avenue farther south.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (US) Urban Services Zone • (CB1) Low Intensity Business Zone 	<ul style="list-style-type: none"> • General Industrial • Vacant - previously approved for a mixed-use four storey building.
CONTEXT		
North	<ul style="list-style-type: none"> • (PU) Public Utility Zone 	<ul style="list-style-type: none"> • Minor Impact Utility Services Building (Telus)
East	<ul style="list-style-type: none"> • (DC2) Site Specific Development Control Provision 	<ul style="list-style-type: none"> • Protective and Emergency Services (Alberta Health Services EMS Station)
South	<ul style="list-style-type: none"> • (RF1) Single Detached Residential Zone 	<ul style="list-style-type: none"> • Commercial Uses (legal non-conforming)
West	<ul style="list-style-type: none"> • (CB1) Low Intensity Business Zone 	<ul style="list-style-type: none"> • Commercial Uses



VIEW OF THE SITE LOOKING NORTH FROM
100A AVENUE NW



VIEW OF THE SITE LOOKING EAST FROM
158 STREET NW

PLANNING ANALYSIS

LAND USE COMPATIBILITY

The development proposal for RA8 zoning is intended to complement the surrounding area by adding increased residential density within nearby commercial uses to the north, south and west which are typically zoned either CB1 or (CB2) General Business Zone. The RA8, CB1 and CB2 zones provide similar opportunities for mixed use developments by generally allowing residential units above commercial uses at the ground level, the RA8 zone includes a minimum residential density of 75 dwelling units per hectare. Under CB1 and CB2 zoning, no minimum number of residential units are required. The increased density under the RA8 proposal will contribute to the vibrancy of Stony Plain Road and contribute to the City’s infill initiatives by adding residents within close proximity of the businesses on Stony Plain Road and surrounding areas.

The following table provides a comparison of the current zones and nearby CB2 zone against the proposed RA8 zone.

	US <i>Current</i>	CB1 <i>Current</i>	CB2 <i>Similar</i>	RA8 <i>Proposed</i>
Height	10.0 m	12.0 m	14.0-16.0 m (30.0m for Hotels/ Apartment Hotels)	23.0 m
Floor Area Ratio	N/A	2.0	3.5	3.0 - 3.3
Minimum Density	N/A	N/A	N/A	75 dwellings/hectare

The proposed placement of RA8 zoning at the north side of 100A Avenue creates a separation between the commercial uses on Stony Plain Road to the lower density forms of housing found south of 100A Avenue. This site also provides opportunities for increased ridership of the transit facilities located on the same side of 100A Avenue.

PLANS IN EFFECT

The City Plan

Within the City Plan, Stony Plain Road is designated as a Primary Corridor. It serves as a destination which provides critical connectivity between nodes such as Edmonton's City Centre to the east and West Edmonton Mall to the southwest. Stony Plain Road is meant to include a wide range of activities supported by a concentration of mixed-use developments and mass transit. The desired residential density sought within Primary Corridors is 150 people per hectare which aligns well with the minimum density requirements of 75 dwelling units per hectare under the RA8 zoning. While no specific boundaries for these primary corridors are identified in the Plan, these corridors can be 3-5 blocks wide which are meant to accommodate mid-rise buildings with some high rise buildings. Located half a-block south of Stony Plain Road and a few metres west of both existing and future transit facilities, the site is appropriately situated to accommodate a mid-rise building as proposed.

Jasper Place Area Redevelopment Plan

The site is located within the Stony Plain Road Focus Area of the Jasper Place ARP. This area is envisioned as a focal point for the four neighbourhoods represented in the ARP. Similar to the City Plan, this section of the Focus Area (SPR4) seeks opportunities for Mixed-use Development Hubs that would encourage vibrancy and access to transit and other services found in the area.

While the ARP policies for land use, building design policies such as vehicular access and ground floor activation are met under the RA8 proposal, the Plan limits structures to 4 storeys in height under the supported built forms for the SPR4 area. The SPR4 area does allow up to 8 storeys within 100 metres of a future LRT station. Although the site is approximately 200 metres west of the future Jasper Place LRT Stop, Administration believes the strategy to dictate taller forms near transit facilities should include the subject site based on the contextual location and its close proximity to the Jasper Place Transit facility and future Jasper Place LRT Stop. The proposed ARP amendment associated with this rezoning would exempt this site from the maximum 4 storey built form, and allow for an approximately 6 storey building using the standard (RA8) Medium Rise Apartment Zone.

Transit Oriented Development (TOD) Guidelines

When reviewing the TOD Guidelines against this application, the Guidelines recognizes the future Jasper Place LRT Stop as a Neighbourhood Stop which does not align with the envisioned

density targets of the subsequent adoption of the City Plan capping the density between 42 to 125 dwelling units per hectare. However, when rationalizing a six storey proposal at this location, the contextual placement of a mid-rise building provides for an ideal location being on the corner of two collector roads and in close proximity to the Stony Plain Corridor and next to two major transit facilities. To support this, the TOD Guidelines also mention that these Neighbourhood Stops seek for intensification when development is sympathetic to existing uses while making references to providing opportunities for mixed-use development where appropriate.

There are no specific guidelines in place for the Jasper Place Transit Centre which at one point was envisioned to be located on the same site.

TECHNICAL REVIEW

Transportation

Administration supports the application from a transportation perspective and advises that vehicular access shall remain from the rear lane along the northern property line where access to an underground parkade should be located as per the Jasper Place Area Redevelopment Plan. As a condition for future Development Permit approval, the owner is expected to remove the existing vehicular access from 158 Street and reconstruct its curb, gutter and sidewalk.

Drainage

Permanent sanitary and storm servicing for the subject site is available from the existing drainage system in the area. The applicant is advised that on-site stormwater management will be required to mitigate the impacts of development that would be allowed under the proposed zone. Further details of the required on-site stormwater management will be reviewed at the Development Permit stage. With this, it has been deemed the existing drainage infrastructure in the area will be sufficient to accommodate development allowed under the proposed zone.

EPCOR Water

EPCOR Water supports the proposed rezoning and advises that water main upgrades and a new fire hydrant are required to service the rezoning area and address on-street fire flow protection and hydrant spacing.

Based on the review, municipal hydrants servicing the subject site are required to be spaced at a maximum distance of 90 metres from one another, the intent of which is to ensure sufficient resources for firefighting. Currently a hydrant is provided approximately 112 metres from the property, thus exceeding the maximum permitted 90 metres. Based on an Infill Fire Protection Assessment conducted by Edmonton Fire Rescue Services (EFRS) and relative risk assessment of this site as determined through the risk-based application for fire protection standards, the site received a low risk score which does not require further evaluation. EFRS concludes that the subject site has been deemed functionally compliant with the municipal standards for fire

flows and that upgrades to the existing on-street fire protection next to the site are not required.

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE January 6, 2021	<ul style="list-style-type: none">● Number of recipients: 16● No responses received
WEBPAGE	<ul style="list-style-type: none">● https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/glenwood-planning-applications

No formal feedback or position was received from either the Glenwood Community League, the West Edmonton Communities Area Council or the Stony Plain Road and Area Business Improvement Area at the time this report was written.

CONCLUSION

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

APPENDICES

- 1 Context Plan Map
- 2 Application Summary

CONTEXT MAP

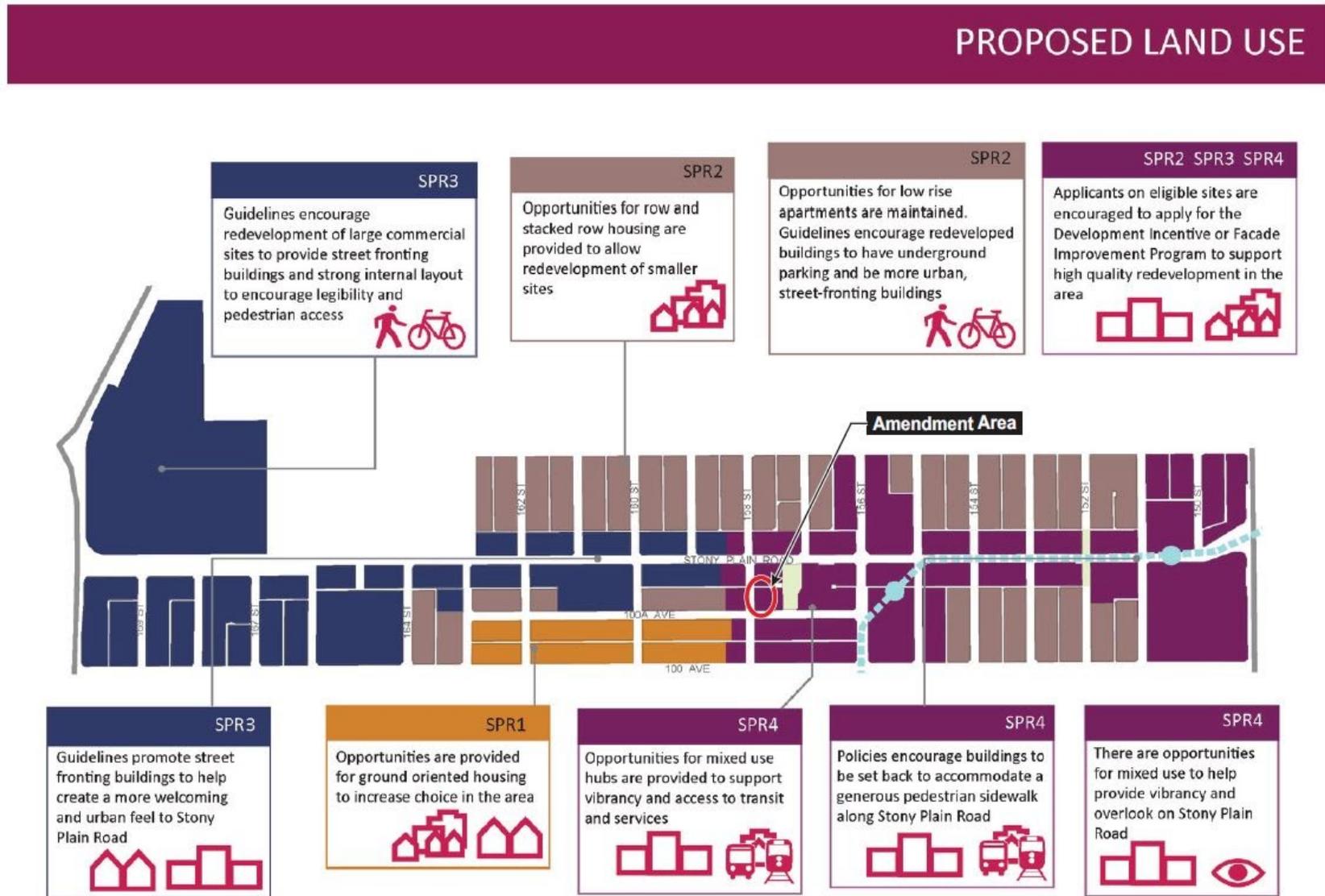


Figure 16: Stony Plain Road focus area proposed land use
 Bylaw 19832, Amendment to Jasper Place Area Redevelopment Plan Bylaw 18809 (as amended), April 29, 2019

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment, Rezoning
Bylaws and Charter Bylaw:	19832, 19833
Location:	Northeast corner of 100A Avenue NW and 158 Street NW
Address:	10045 158 Street NW
Legal Description:	Lot 20, Block 1, Plan 2121192
Site Area:	1,262.7 m ²
Neighbourhood:	Glenwood
Notified Community Organizations:	Glenwood Community League, Stony Plain Road and Area Business Improvement Area, West Edmonton Communities Area Council.
Applicant:	Arc Studio

PLANNING FRAMEWORK

Current Zones and Overlay	(US) Urban Services Zone (CB1) Low Intensity Business Zone and the Main Streets Overlay
Proposed Zone:	(RA8) Medium Rise Apartment Zone
Plans in Effect:	Jasper Place Area Redevelopment Plan
Historic Status:	None

Written By:
 Approved By:
 Branch:
 Section:

Marty Vasquez
 Tim Ford
 Development Services
 Planning Coordination