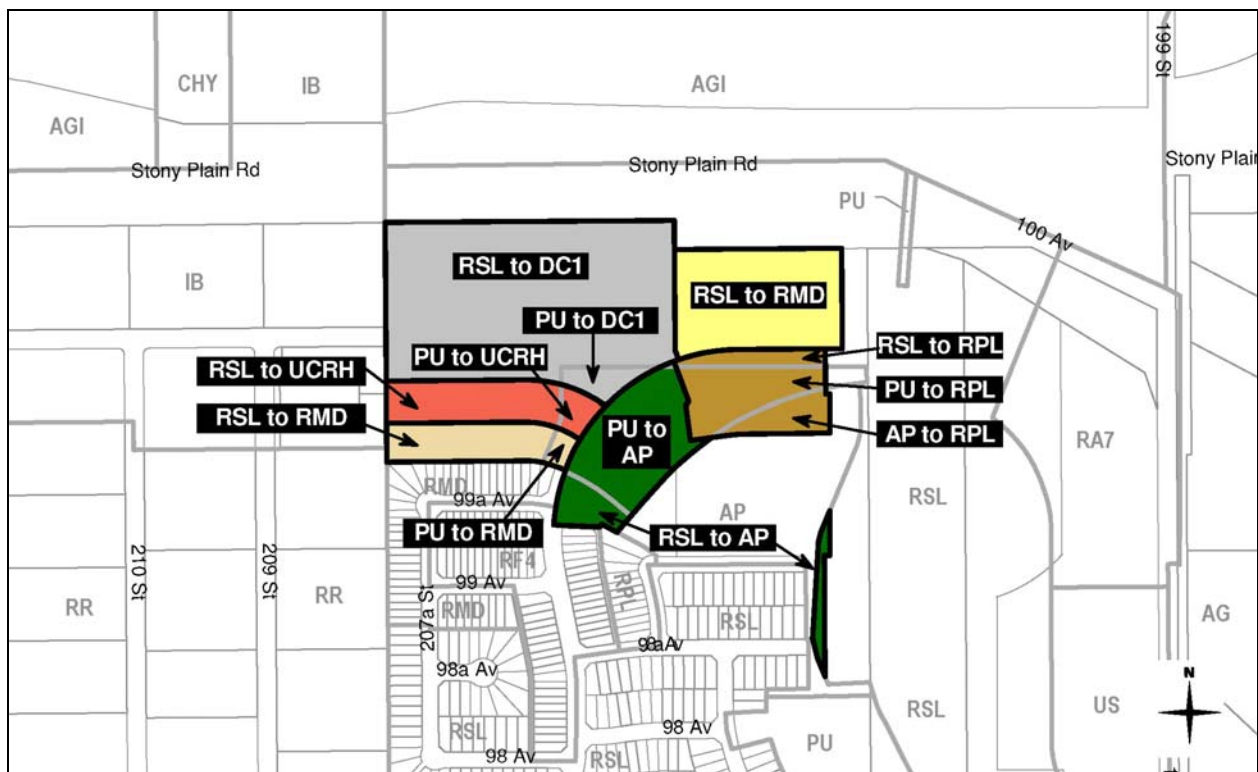




REZONING AND TEXT AMENDMENT STEWART GREENS

20010 & 20403 Stony Plain Road NW

To allow for single and semi-detached housing, limited row housing, street-oriented row housing, senior's housing, assemble land for completion of a park site, and update the text of the RPL Zone to define and accommodate Reverse Housing and Zero Lot Line development



RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT because it:

- allows a range of housing types including senior's housing in proximity to a park site;
- assembles the remaining land required for a public park space along a future multi-use trail;
- allows for the logical next phase of Stewart Greens to develop; and
- conforms to the Stewart Greens Neighbourhood Structure Plan.

THE APPLICATION

CHARTER BYLAW 18467 proposes to amend the Zoning Bylaw text for the (RPL) Residential Planned Lot Zone to allow for reverse frontage lots by updating the regulations pertaining to minimum Front Setbacks and the general purpose of the Zone. Included in the proposed amendment to the RPL Zone are new definitions of *Front Lot Line* and *Reverse Housing* to ensure clarity of interpretation within this zone throughout the City.

CHARTER BYLAW 18468 proposes to amend the Zoning Bylaw from (RSL) Residential Small Lot Zone, (AP) Public Parks Zone and (PU) Public Utility Zone to (RPL) Residential Planned Lot Zone, (RMD) Residential Mixed Dwelling Zone, (UCRH) Urban Character Row Housing Zone, (AP) Public Parks Zone and (DC1) Direct Development Control Provision to allow for the opportunity to develop low and medium density residential uses in the form of single detached and semi-detached housing, limited row housing, street-oriented* row housing, and enable the assembly of land for the completion of a park site.

The purpose of the proposed (DC1) Direct Development Control Provision is to provide senior's housing and extended medical treatment services that integrate supportive and long-term care uses such as a variety of housing types including row housing, stacked row housing, apartment housing, lodging housing and group homes, with a limited range of retail, service and institutional uses. Non-residential uses will primarily service the residential long-term care and visitors of the area.

The application complies with the Stewart Greens Neighbourhood Structure Plan (NSP). An associated subdivision application is currently under review.

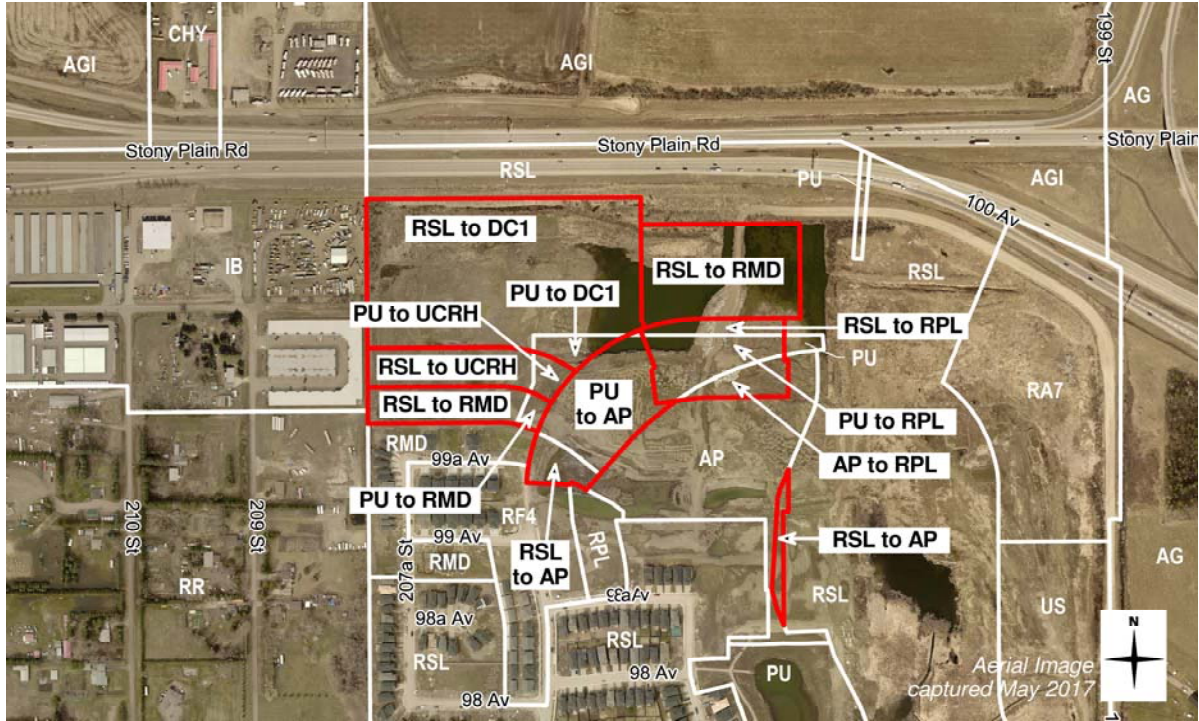
SITE AND SURROUNDING AREA

The site is located in the northwestern portion of the Stewart Greens neighbourhood and encompasses approximately 14 ha.

The zoning for the neighbourhood was approved along with the adoption of the Neighbourhood Structure Plan (NSP) in 2007. In 2017, due to changes in land ownership, a large portion of the neighbourhood was rezoned. As a result, in some cases, the NSP and zoning do not coincide. Development in the neighbourhood has occurred in southwestern portion only due to road and servicing constraints, as well as market conditions.

When the NASP amendment was approved in 2017, the 4.93 ha MDR – Institutional site to allow for senior's aging-in-place opportunities was planned for the area.

**Street oriented residential refers to single detached, semi-detached, row housing or stacked row housing that has access to a lane.*



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (RSL) Residential Small Lot Zone • (AP) Public Parks Zone • (PU) Public Utility Zone 	<ul style="list-style-type: none"> • Vacant, undeveloped land
CONTEXT		
North	<ul style="list-style-type: none"> • (RSL) Residential Small Lot Zone 	<ul style="list-style-type: none"> • Vacant, undeveloped land
East	<ul style="list-style-type: none"> • (RSL) Residential Small Lot Zone • (AP) Public Parks Zone 	<ul style="list-style-type: none"> • Vacant, undeveloped land • Planned for park space and low density residential uses
South	<ul style="list-style-type: none"> • (RMD) Residential Mixed Use Zone • (RF4) Semi-detached Residential Zone • (RSL) Residential Small Lot Zone • (RPL) Planned Lot Residential Zone 	<ul style="list-style-type: none"> • Subdivided and developed lots with a mix of single and semi-detached housing • Vacant, undeveloped land; planned for low density residential uses
West	<ul style="list-style-type: none"> • (IB) Business Industrial Zone • (RR) Rural Residential Zone 	<ul style="list-style-type: none"> • Developed business industrial land and single detached housing on large lots

PLANNING ANALYSIS

The proposed DC1 Provision allows for a variety of residential and complementary retail, service and institutional uses in a campus-style development and is based on the (UI) Urban Institutional Zone. The key differences in the proposed DC1 Provision versus the UI Zone relate to the maximum height, floor area ratio, separation space requirements, and allowable uses.

Below are two tables that compare the development regulations and Uses in the proposed DC1 Provision and the UI Zone.

Development Regulations	Proposed DC1 Provision	(UI) Urban Institutional Zone
Maximum Height		
Area "A"	35 m	55 m
Area "B"	14 m	
Floor Area Ratio	2	10
Minimum Setbacks and Stepbacks		10 m from property line abutting Residential Zone 7.5 m when rear or side lot line abuts Residential Zone 1.5 m when side or lot line separated by Residential Zone with a lane <i>(Development Officer has discretion in relaxing or increasing amount of separation space)</i>
North property line/Hwy#16A	6 m	
South property line	6 m	
East property line	6 m (Plus 1 m setback or stepback per 1 m above 12 m in height)	
West property line	6 m (up to 12 m in height) 10 m (over 12 m in height)	

Uses	Proposed DC1 Provision	(UI) Urban Institutional Zone
Residential Uses (apartment housing, row and stacked row housing, Group Homes, Lodging Houses), Minor Home Based Business)	Permitted, up to 350 units in Area "B"	Not permitted
Apartment Hotels	Permitted	Permitted, for less than 100 units and no more than 1 establishment

Extended Medical Treatment Services	Permitted, up to a maximum of 720 continuing care beds	Permitted*
Bars and Neighbourhood Pubs	Permitted, maximum capacity of 200 occupants and 240 m ² of Public Space	Permitted, for less than 100 occupants and 140 m ² of Public Space, & no more than 1 establishment*
Restaurants	Permitted, up to a gross floor area of 275m ²	for less than 200 occupants and 240 m ² of Public Space
Convenience Retail Stores	Permitted, up to a gross floor area of 275m ²	Permitted*
Personal Service Shops	Permitted, up to a gross floor area of 275m ²	Permitted
Government Services	Permitted	Permitted*
Health Services	Permitted, up to a gross floor area of 275m ²	Permitted*
Indoor Participant Recreation Services	Permitted, up to a gross floor area of 275m ²	Permitted*
Professional, Financial and Office Support Services	Permitted	Permitted*
Community Recreation Services	Permitted, up to a gross floor area of 275m ²	Not permitted
Religious Assembly	Permitted, up to a gross floor area of 275m ²	Not permitted
General Retail Stores	Not proposed	Permitted, for less than 500 m ² of Public Space
Vehicular-oriented or Drive-Through Uses	Not proposed	Not permitted

** The Zoning Bylaw regulates that these Uses within the UI Zone comprise no more than 20% of the Gross Floor Area of an individual building and no more than 10% of the Gross Floor Area of the Site.*

LAND USE COMPATIBILITY

The proposed Uses and specific development regulations in the DC1 Provision are differentiated by Areas "A" and "B," as shown on the generalized site plan. Area "A" allows for Apartment Housing, Apartment Hotels, Row Housing and Stacked Row Housing, up to a maximum height of 35.0 m, or approximately 11 storeys, with supportive and complementary commercial and institutional uses primarily for seniors, employees and visitors.

The intent of Area "B" is to transition to adjacent residential uses to the south and east. Proposed residential Uses in Area "B" allow for apartment housing, row housing and stacked row housing, up to a maximum height of 14.0 m, or approximately 5 storeys, which is compatible with the development regulations allowed under the proposed UCRH Zone located to the south, which allows street-oriented housing* up to a maximum height of 12.0 m and similarly, to the east, under the RMD Zone, a maximum height of 12.0 m is allowed. Along the eastern boundary, an additional setback or stepback of 1.0 m for each meter in height over 12.0 m is proposed to minimize massing, sun shadowing and privacy concerns.

Proposed uses in the DC1 including Community Recreation Services, Convenience Retail Stores, Health Services, Government Services, Indoor Participant Recreation Services, Personal Service Shops, Religious Assembly, and Restaurant uses, are limited in size to a maximum Floor Area of 275 m² and shall only be accessory to Extended Medical Treatment Services. As with the UI Zone, limiting the size of these Uses will mitigate transportation and parking related issues.

The location of the proposed residential uses will result in land use compatibility as the proposed zones (RMD and UCRH) in the western portion of the subject site complement existing development located to the south under the RMD and RF4 zones. These zones allow for a mix of single and semi-detached housing, and limited and street-oriented row housing on lots serviced by a lane. Likewise, in the eastern portion of the rezoning area, the proposed RPL zoning will complement the adjacent RSL lands to the north and east.

PLANS IN EFFECT

The proposed rezoning conforms to the Stewart Greens Neighbourhood Area Structure Plan (NASP), which designates the subject site for low density residential uses, row housing, medium density residential and institutional uses, and park/open space uses.

REGIONAL CONSIDERATIONS

The application was circulated to surrounding municipalities, including Fort Saskatchewan, Leduc, St. Albert, Strathcona County, Parkland County and Sturgeon County. No concerns were expressed.

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TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

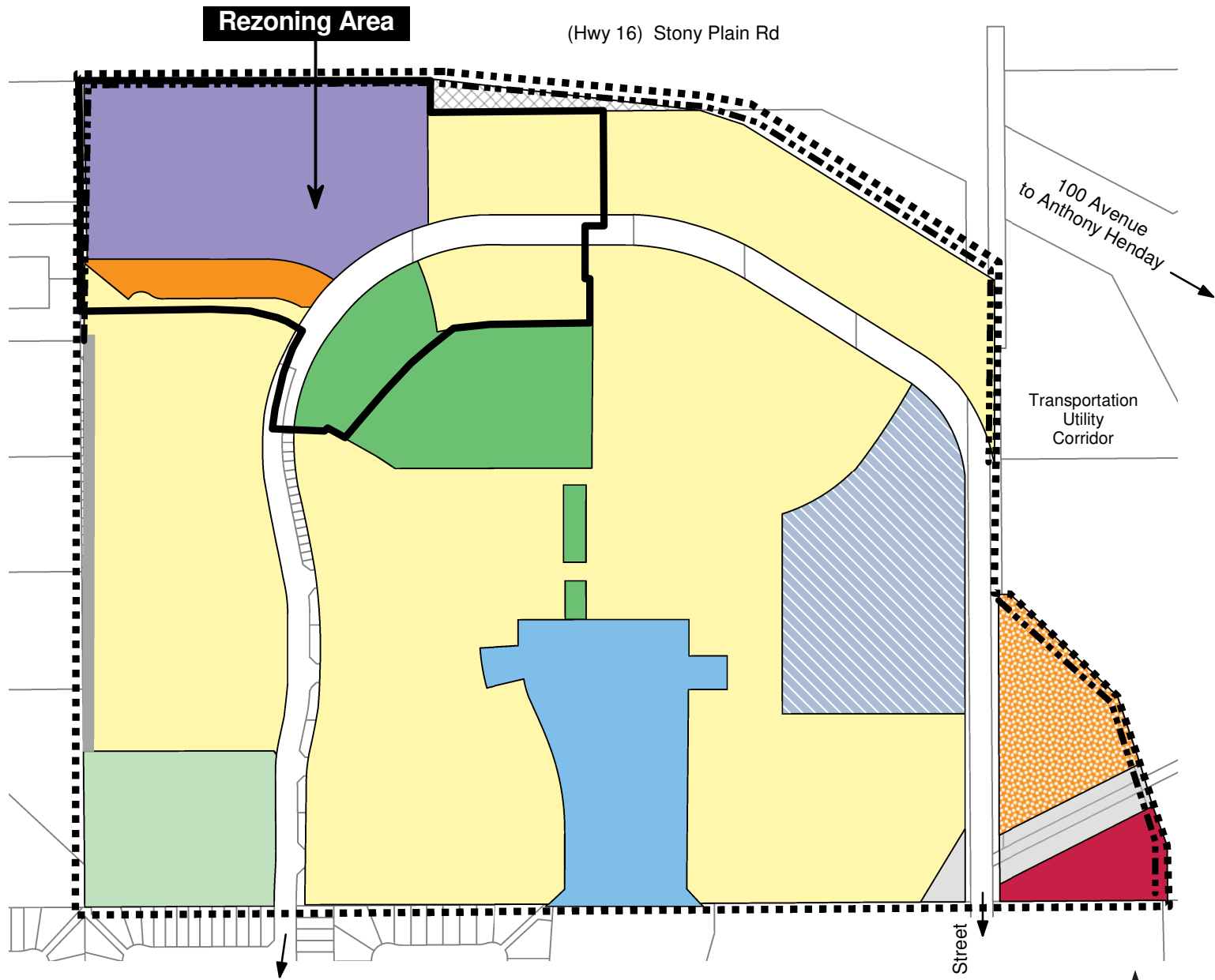
ADVANCE NOTICE January 26, 2018	<ul style="list-style-type: none">• Number of recipients: 144• No responses were received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/stewartgreens

CONCLUSION

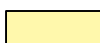













City Planning recommends that City Council APPROVE this application.

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



BYLAW 18047
APPROVED
STEWART GREENS
 Neighbourhood Structure Plan
 (as amended)

- | | | | |
|---|--------------------------------|---|---|
|  | Low Density Residential |  | Berm / Fence |
|  | Row Housing |  | Fence |
|  | Medium Density Residential |  | Boundary of N.S.P. |
|  | Religious Institution |  | Public Utility Lot |
|  | MDR - Institutional |  | Area subject to a functional study to be completed by Alberta Infrastructure & Transportation |
|  | Office Commercial | | |
|  | Stormwater Management Facility | | |
|  | Park | | |
|  | Natural Area (NW 254) | | |

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:	Text Amendment & Rezoning
Bylaws:	18467 and 18468
Location:	South of Stony Plain Road NW and west of 199 Street
Addresses:	20010 and 20403 Stony Plain Road NW
Legal Descriptions:	Portions of Lot A, Plan 4270NY; NE 31-52-25-4
Site Area:	14.05 ha
Neighbourhood:	Stewart Greens
Ward - Councillor:	Ward 1 – Councillor Andrew Knack
Notified Community Organizations:	Lewis Estates Community League and West Edmonton Communities Council Area Council
Applicant:	Om Joshi, WSP

PLANNING FRAMEWORK

Current Zone:	(RSL) Residential Small Lot Zone, (AP) Public Parks Zone and (PU) Public Utility Zone
Proposed Zones:	(RPL) Planned Lot Residential Zone, (RMD) Residential Mixed Dwelling Zone, (UCRH) Urban Character Row Housing Zone, (AP) Public Parks Zone, and (DC1) Direct Development Control Provision
Plan(s) in Effect:	Lewis Farms ASP and Stewart Greens NSP

Written By:	Carla Semeniuk
Approved By:	Tim Ford
Branch:	City Planning
Section:	Planning Coordination