



## **REZONING APPLICATION BRITANNIA YOUNGSTOWN**

**10203 - 157 Street NW**

**10211 - 157 Street NW**

To allow for a five-storey mixed use development.



### **RECOMMENDATION AND JUSTIFICATION**

City Planning is in SUPPORT of this application because:

- it contributes towards increasing residential density along 102 Avenue NW in accordance with the Jasper Place Area Redevelopment Plan for Britannia Youngstown; and
- it allows for a high quality, architecturally sensitive built form compatible with the surrounding neighbourhood.

## THE APPLICATION

1. CHARTER BYLAW 18453 to amend the Zoning Bylaw from (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision

The proposed (DC2) Site Specific Development Control Provision would allow for development of a 14.5 m (5 storey) apartment building. The proposal includes:

- A maximum of 32 Dwellings;
- Ground Floor Commercial Uses to Accommodate Child Care Services;
- Maximum Floor Area Ratio of 2.5; and
- Parking provided at the rear of the building and accessed from the Lane.

## SITE AND SURROUNDING AREA

The subject site is in the south east area of the Britannia Youngstown neighbourhood at the corner of 102 Avenue NW and 157 Street NW.

The Site is currently vacant and zoned (DC2) Site Specific Development Control Provision for lodging housing. The surrounding area is zoned for low to medium density residential uses, and low intensity commercial business uses.

The future Jasper Place LRT Station is planned for construction at 156 Street and Stony Plain Road, 300 metres south of the subject Site.



## AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(DC2.627) Site Specific Development Control Provision	Vacant lot
<b>CONTEXT</b>		
North	(RF4) Semi-detached Residential Zone	Single Detached House
East	(CB1) Low Intensity Business Zone	Professional, Financial and Office Support Services
South	(RA7) Low Rise Apartment Zone	Single Detached House
West	(RF4) Semi-detached Residential Zone	Single Detached House



VIEW OF SITE LOOKING NORTH FROM 102 AVENUE NW

## PLANNING ANALYSIS

### LAND USE COMPATIBILITY

The proposed mixed-use development is in scale with existing residential and commercial uses adjacent to the site. The application maintains the built form parameters of the current DC2 Provision, which allow for development of up to five storeys. The proposed DC2 Provision allows for limited commercial uses, with the intent to develop Child Care Services, designed to serve the community, and also includes residential uses above the ground floor.



The table below shows a comparison of key regulations between the current and proposed zones. The proposed DC2 maintains the low rise building height while improving building setbacks and providing suitable stepbacks for a sensitive interface with the adjacent residential uses.

<b>Subject Site (Area: 0.21 hectares)</b>	<b>Current DC2 Provision</b>	<b>Proposed DC2 Provision</b>
<b>Purpose</b>	Adult Housing Complex geared to older individuals	Apartment Housing and Childcare Services
<b>Maximum Units</b>	65 Sleeping Units	32 Dwellings
<b>Floor Area Ratio</b>	2.5	2.5
<b>Maximum Height</b>	15 metres	15 metres
<b>Setback - North</b>	7.5 metres	10.0 metres
<b>Setback - East (Alley)</b>	7.5 metres	8.0 metres
<b>Setback - South (102 Avenue NW)</b>	4.5 metres	4.5 metres
<b>Setback - West (157 Street NW)</b>	4.5 metres	4.5 metres
<b>Parking</b>	As per Zoning Bylaw	As per Parking Study
<b>Stepbacks (Above 2<sup>nd</sup> Storey)</b>	2 metre on north side only	3 metre on north side 2 metre on east side 2.5 m on west side

## PLANS IN EFFECT

The site is designated in the **Jasper Place Area Redevelopment Plan (ARP)** for Multi-Family Housing, which includes row housing, stacked row housing, apartments and mixed use developments, as illustrated in Appendix 1. Neighbourhood Context Map.

The proposed development of low rise apartment housing and ground floor commercial is in conformance with the ARP and appropriate for this location. The proposed development includes surface parking located at the back of the site and accessed from the alley, in conformance with the ARP. Enhanced landscaping features shall be used to screen the parking area as directed in the ARP and specified in the Zoning Bylaw. The ARP also calls for step backs to be used when building height is above the maximum height of the adjacent, single family zone (8.9 metres). The proposed rezoning includes step backs in conformance with the ARP.

## TECHNICAL REVIEW

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

## PUBLIC ENGAGEMENT

<b>PRE-APPLICATION NOTICE</b> January 9, 2017	<ul style="list-style-type: none"> <li>• Number of recipients: 32</li> <li>• Number of responses: 4</li> </ul> <p>Comments and concerns included:</p> <ul style="list-style-type: none"> <li>o Parking</li> <li>o Building Shadow</li> <li>o Upkeep and Building Maintenance</li> <li>o Crime</li> </ul>
<b>PRE-APPLICATION MEETING</b> February 2, 2017	<ul style="list-style-type: none"> <li>• Number of recipients: 32</li> <li>• Number of meeting participants: 15</li> </ul> <p>Comments and concerns addressed:</p> <ul style="list-style-type: none"> <li>o Parking to be provided in accordance with parking study</li> <li>o Shadow study provided as part of application</li> <li>o Property Maintenance commitment statement</li> <li>o Development to be 'Crime Free' program property</li> </ul>
<b>ADVANCE NOTICE</b> March 26, 2018	<ul style="list-style-type: none"> <li>• Number of recipients: 32</li> <li>• Number of responses with concerns: 1</li> <li>• Comments included: <ul style="list-style-type: none"> <li>o Height issue with the proposed 5 storeys</li> <li>o Parking concerns</li> <li>o Traffic Volumes</li> <li>o Lack of balconies</li> <li>o Lack of nearby playgrounds and parks</li> <li>o Lack of nearby shopping amenities</li> <li>o Too many daycares in the vicinity</li> <li>o Rental units do not promote investment in the community</li> </ul> </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://www.edmonton.ca/britanniayoungstown">www.edmonton.ca/britanniayoungstown</a></li> </ul>

## CONCLUSION

City Planning recommends that City Council APPROVE this application.

## APPENDICES

1. Context Plan Map
2. Application Summary

## NEIGHBOURHOOD CONTEXT MAP

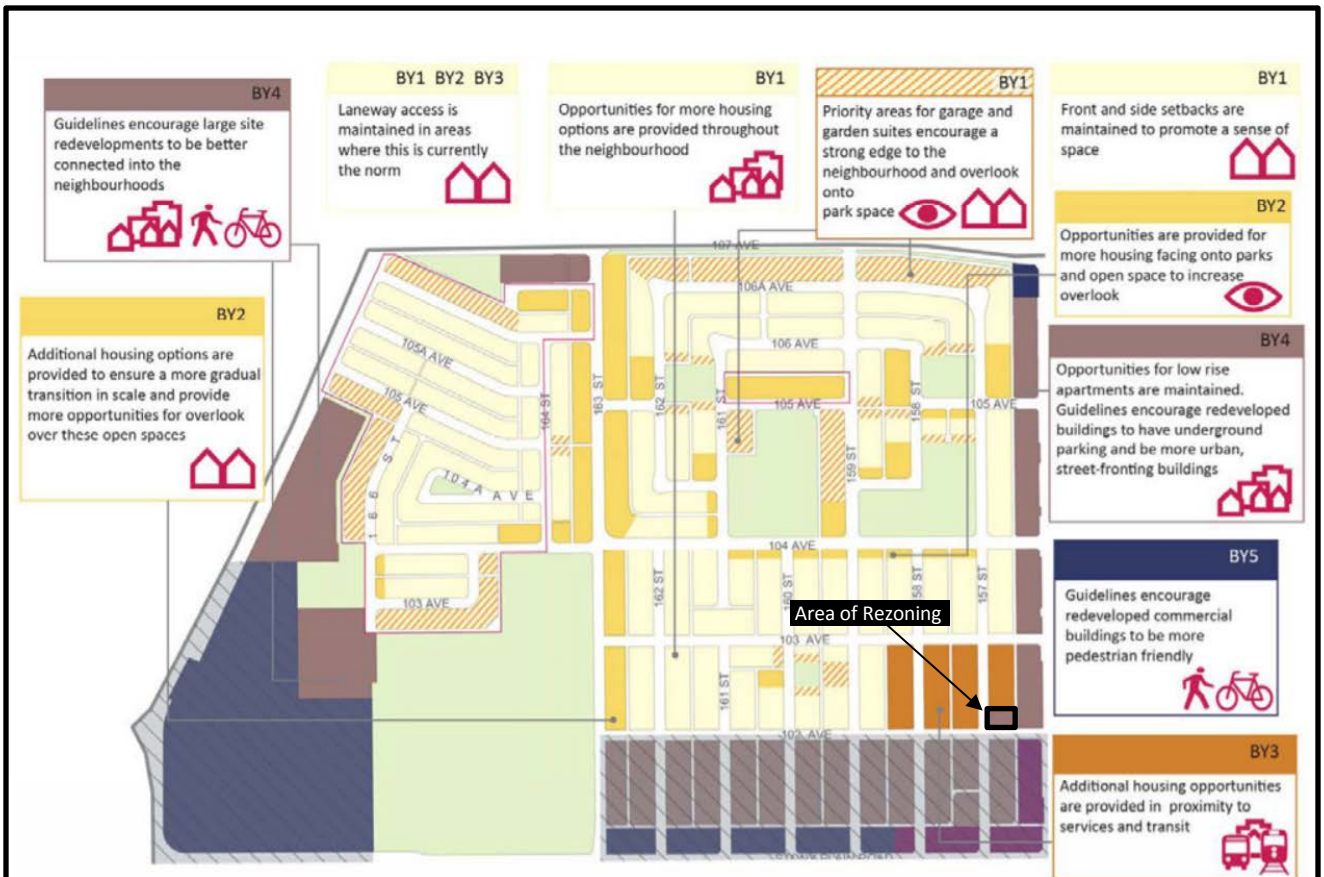


Figure 8: Britannia Youngstown proposed land use



## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	18453
Location:	North of 102 Avenue NW and east of 157 Street NW
Address:	10203 and 10211 – 157 Street NW
Legal Descriptions:	Lots 14-16, Block 14, Plan 6818ET
Site Area:	0.209 hectares
Neighbourhood:	Britannia Youngstown
Ward - Councillor:	1 – Andrew Knack
Notified Community Organizations:	Britannia Youngstown Community League and Stony Plain Road and Area Business Revitalization Zone
Applicant:	Rachele Mandrusiak

### PLANNING FRAMEWORK

Current Zone:	(DC2) Site Specific Development Control Provision
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plan in Effect:	Jasper Place Area Redevelopment Plan
Historic Status:	None

Written By:  
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