



## REZONING APPLICATION CANORA

**10601 - 156 Street NW**

**10605 - 156 Street NW**

To allow for a four-storey mixed use development.



### RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because:

- it contributes towards increasing range of housing options along the 156 Street NW corridor in accordance with the Jasper Place Area Redevelopment Plan for the Canora neighbourhood; and
- it allows for a mixed use development with ground floor commercial and residential uses above
- it provides an architecturally sensitive built form that is compatible with the surrounding neighbourhood.

## THE APPLICATION

1. CHARTER BYLAW 18454 to amend the Zoning Bylaw from (RA7) Low Rise Apartment Zone to (DC2) Site Specific Development Control Provision

The proposed (DC2) Site Specific Development Control Provision would allow for development of a 14 m (4 storey) mixed use building. The proposal includes:

- A Residential building with 30 Dwellings;
- A range of Ground Floor Commercial Uses;
- Maximum Floor Area Ratio of 1.9; and
- Parking provided at the rear of the building and accessed from the Lane.

## SITE AND SURROUNDING AREA

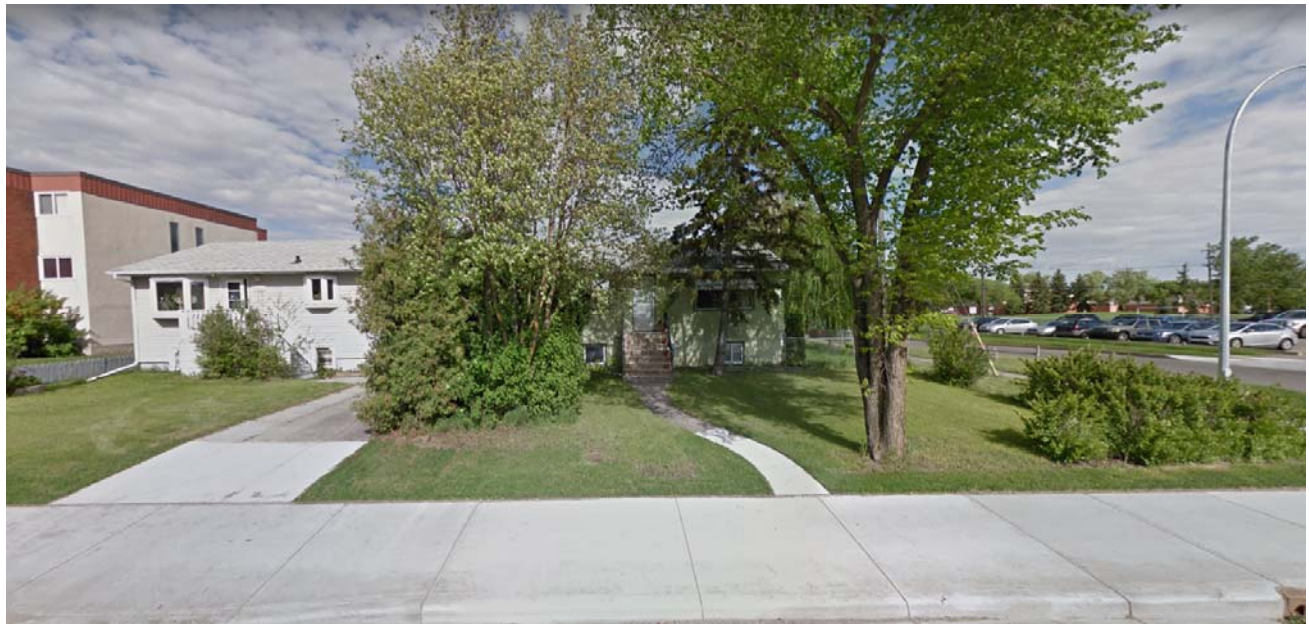
The subject site is in the northwest area of the Canora neighbourhood at the corner of 106 Avenue NW and 156 Street NW. The Site, currently zoned (RA7) Low Rise apartment Zone, is underdeveloped containing two single detached houses. The surrounding area is zoned for low to medium density residential uses with a school and park site south east of the subject site. Further north, along 156 Street NW at 107 Avenue NW are other commercial uses, zoned (CB1) Low intensity Business Zone and (CNC) Neighbourhood Commercial.



AERIAL VIEW OF APPLICATION AREA



	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(RA7) Low Rise Apartment Zone	Two single detached houses
<b>CONTEXT</b>		
North	(RA7) Low Rise Apartment Zone	Low Rise Apartment Building
East	(RF2) Low Density Infill Zone	Single Detached House
South	(RA7) Low Rise Apartment Zone	Low Rise Apartment Building
West	(RA7) Low Rise Apartment Zone	Low Rise Apartment Building



VIEW OF SITE LOOKING EAST FROM 156 STREET NW

## PLANNING ANALYSIS

### LAND USE COMPATIBILITY

The proposed mixed-use development is in scale with existing residential uses adjacent to the site. The application maintains the built form parameters of the current RA7 Zone, which allow for development of up to four storeys with appropriate setbacks from neighbouring low density residential properties. The proposed DC2 Provision allows for a variety of commercial uses designed to serve this community, as well as provide for residential uses above the ground floor. The possible uses are compatible with existing developments within the area, which already provide a mix of commercial and residential development.

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 increasing the maximum number of dwellings from 17 to 30; introduces additional commercial options for the ground

floor; and proposes residential Dwellings that maintain the residential aspect of the current zoning.

<b>Subject Site (Area: 0.21 hectares)</b>	<b>Current RA7 Zone</b>	<b>Proposed DC2 Provision</b>
<b>Purpose</b>	Low Rise Apartment Building	Apartment Housing and Ground Floor Commercial
<b>Maximum Density</b>	125 Dwellings/ha	218 Dwellings/ha
<b>Maximum Units</b>	17 Dwellings	30 Dwellings
<b>Floor Area Ratio</b>	1.3	1.9
<b>Maximum Height</b>	14 metres	14 metres
<b>Commercial Uses</b> * Discretionary Use	Child Care Services*  Convenience Retail Stores*   Health Services*   Personal Service Shops*   Religious Assembly*	Bars and Neighbourhood Pubs Breweries, Wineries and Distilleries Business Support Services Child Care Services Commercial Schools Convenience Retail Stores Creation and Production Establishments General Retail Stores Government Services Health Services Household Repair Services Indoor Participant Recreation Services Media Studios Minor Alcohol Sales Minor Amusement Establishments Personal Service Shops Private Education Services Private Clubs Professional, Financial and Office Support Services  Restaurants Secondhand Stores Specialty Food Services Veterinary Services

## 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.

## TECHNICAL REVIEW

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

## PUBLIC ENGAGEMENT

<b>PRE-APPLICATION NOTICE</b> September 13, 2017	<ul style="list-style-type: none"><li>• Number of recipients: 132</li><li>• Number of responses: 4</li></ul> <p>Comments and concerns included:</p> <ul style="list-style-type: none"><li>o Parking problems</li><li>o Traffic Volumes</li><li>o Decrease in Property values</li><li>o Construction noise</li></ul>
<b>ADVANCE NOTICE</b> October 24, 2017	<ul style="list-style-type: none"><li>• Number of recipients: 132</li><li>• Number of responses: 0</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/canora">www.edmonton.ca/canora</a></li></ul>

## CONCLUSION

City Planning recommends that City Council APPROVE this application.

## APPENDICES

1. Context Plan Map
2. Application Summary

## NEIGHBOURHOOD CONTEXT MAP

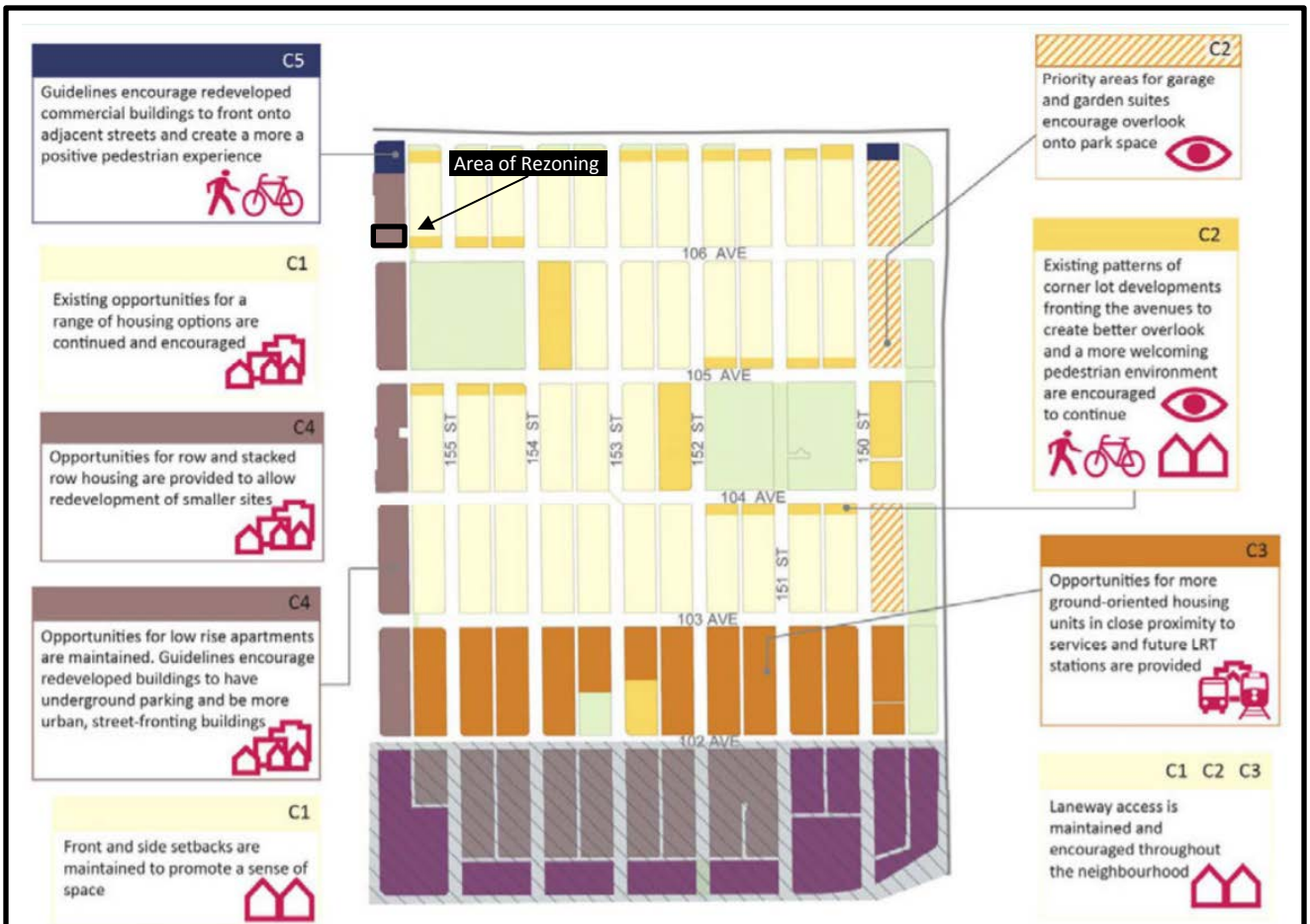
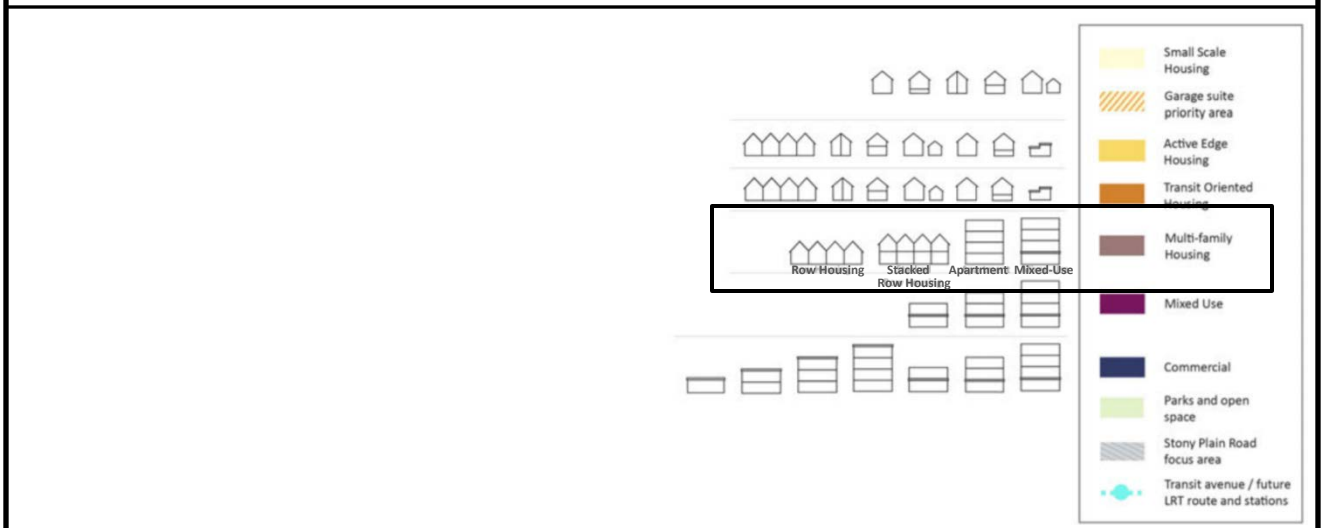


Figure 10: Canora proposed land use



## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	18454
Location:	North of 106 Avenue NW and east of 156 Street NW
Address:	10601 and 10605 – 156 Street NW
Legal Descriptions:	Lots 1 and 2, Block 7, Plan 965AH
Site Area:	0.137 hectares
Neighbourhood:	Canora
Ward - Councillor:	1 – Andrew Knack
Notified Community Organizations:	Canora and Britannia Youngstown Community Leagues
Applicant:	Chris Dulaba

### PLANNING FRAMEWORK

Current Zone:	(RA7) Low Rise Apartment Zone
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plan in Effect:	Jasper Place Area Redevelopment Plan
Historic Status:	None

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