



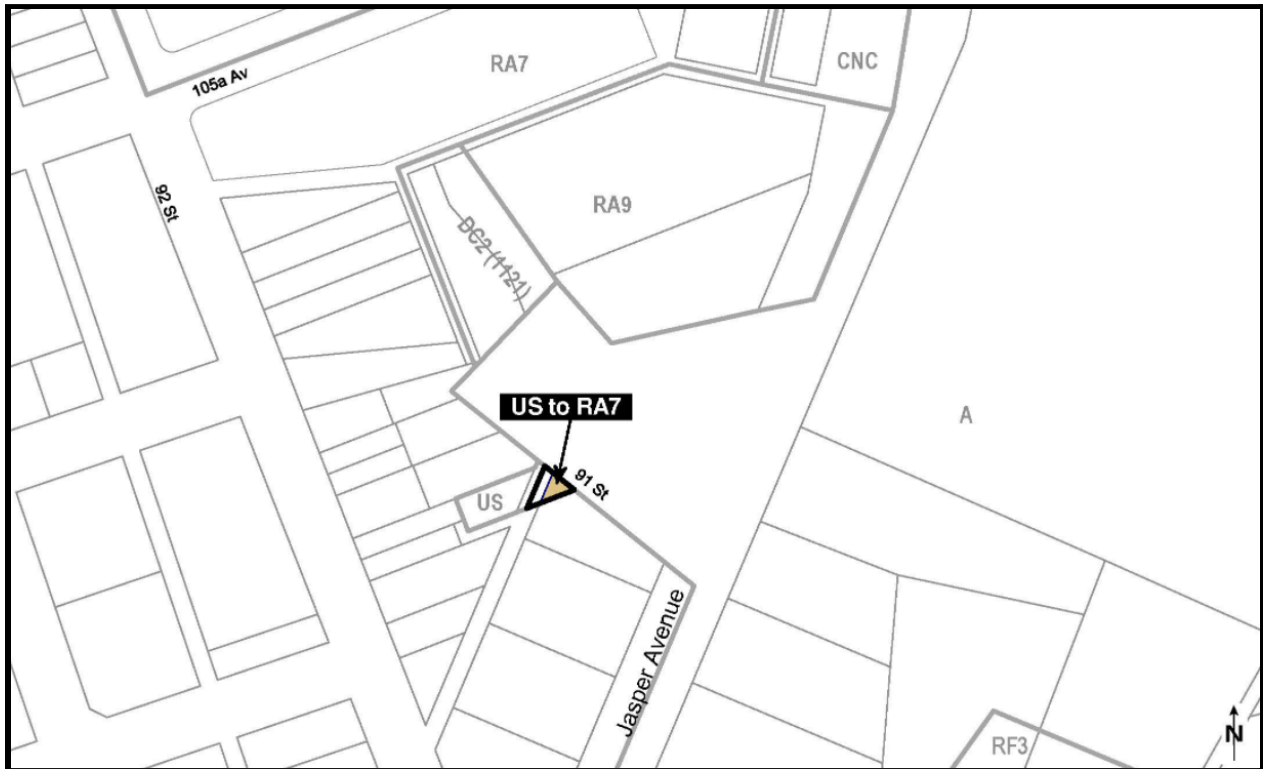
# ADMINISTRATION REPORT

## REZONING

### BOYLE STREET

## 9130 - Jasper Avenue NW

To allow for the continued use of a low rise multi-unit housing building.



**Recommendation:** That Charter Bylaw 19895 to amend the Zoning Bylaw from (US) Urban Services Zone to (RA7) Low Rise Apartment Zone be **APPROVED**.

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

- it allows for an existing low rise multi-unit housing building to be appropriately and consistently zoned for its current use; and
- it conforms to the Boyle Street / McCauley Area Redevelopment Plan.

## **Report Summary**

This land use amendment application was submitted by Denise Layton on August 4, 2021. This application proposes to change the zoning of a portion of a site from (US) Urban Services Zone to (RA7) Low Rise Apartment Zone.

The subject site is already developed and is occupied by a low rise multi-unit housing building. A very small portion of the site (northeast corner) is zoned with the US Zone which is meant to allow for facilities of an institutional or community service nature. This is inconsistent with the current use of the site. As such, the application will result in the site being appropriately and consistently zoned with its current use.

This application conforms to the Boyle Street / McCauley Area Redevelopment Plan which designates this site as Low Rise Apartment Housing (Map 16).

## **The Application**

1. CHARTER BYLAW 19895 to amend the Zoning Bylaw to rezone a site from (US) Urban Services Zone to (RA7) Low Rise Apartment Zone.

## **Site and Surrounding Area**

The subject site is located at the edge of the Boyle Street neighborhood, at the intersection of Jasper Avenue NW and 91 Street NW. The site is surrounded by a mix of high rise multi-unit housing, low rise multi-unit housing, and single detached housing.



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(RA7) Low Rise Apartment Zone (US) Urban Services Zone	Low Rise Multi-unit Housing
<b>CONTEXT</b>		
North	(RA9) High Rise Apartment Zone	High Rise Multi-unit Housing
East	(A) Metropolitan Recreation Zone	North Saskatchewan River Valley
South	(RA7) Low Rise Apartment Zone	Low Rise Multi-unit Housing
West	(US) Urban Services Zone	Single Detached House



LOOKING NORTHWEST FROM JASPER AVENUE NW



LOOKING SOUTHWEST FROM 91 STREET NW

## Planning Analysis

The subject site is currently developed as a low-rise multi unit housing building. Much of the subject site, with the exception of a small portion of the northwest corner, is appropriately zoned RA7 with the general purpose of allowing for low rise multi-unit housing.

A small portion of the northwest corner of the site is zoned US. The US Zone is meant to allow for facilities of an institutional or community service nature. This is inconsistent with the current use of the site. As such, by rezoning this small portion from US to the RA7 Zone, the site will become appropriately and consistently zoned for its current use.

### **Boyle Street / McCauley Area Redevelopment Plan (ARP)**

This application complies with the Boyle Street / McCauley ARP which designates this site for low rise multi-unit housing.

## Technical Review

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

## Community Insights

<b>ADVANCE NOTICE</b> September 10, 2021	<ul style="list-style-type: none"><li>• Number of recipients: 105</li><li>• No responses received</li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>• <a href="https://edmonton.ca/boylestreetplanningapplications">edmonton.ca/boylestreetplanningapplications</a></li></ul>

## Conclusion

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

## APPENDICES

- 1 Application Summary

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19895
Location:	Along Jasper Avenue NW and 91 Street NW
Address:	9130 – Jasper Avenue NW
Legal Description:	portion of Lot 8, Block 2, Plan RN37A
Site Area:	800 m <sup>2</sup>
Neighbourhood:	Boyle Street
Notified Community Organization:	Boyle Street Community League
Applicant:	Denise Layton

### PLANNING FRAMEWORK

Current Zone:	(RA7) Low Rise Apartment Zone
Proposed Zone:	(US) Urban Services Zone
Plan in Effect:	Boyle Street / McCauley Area Redevelopment Plan
Historic Status:	None

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Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination