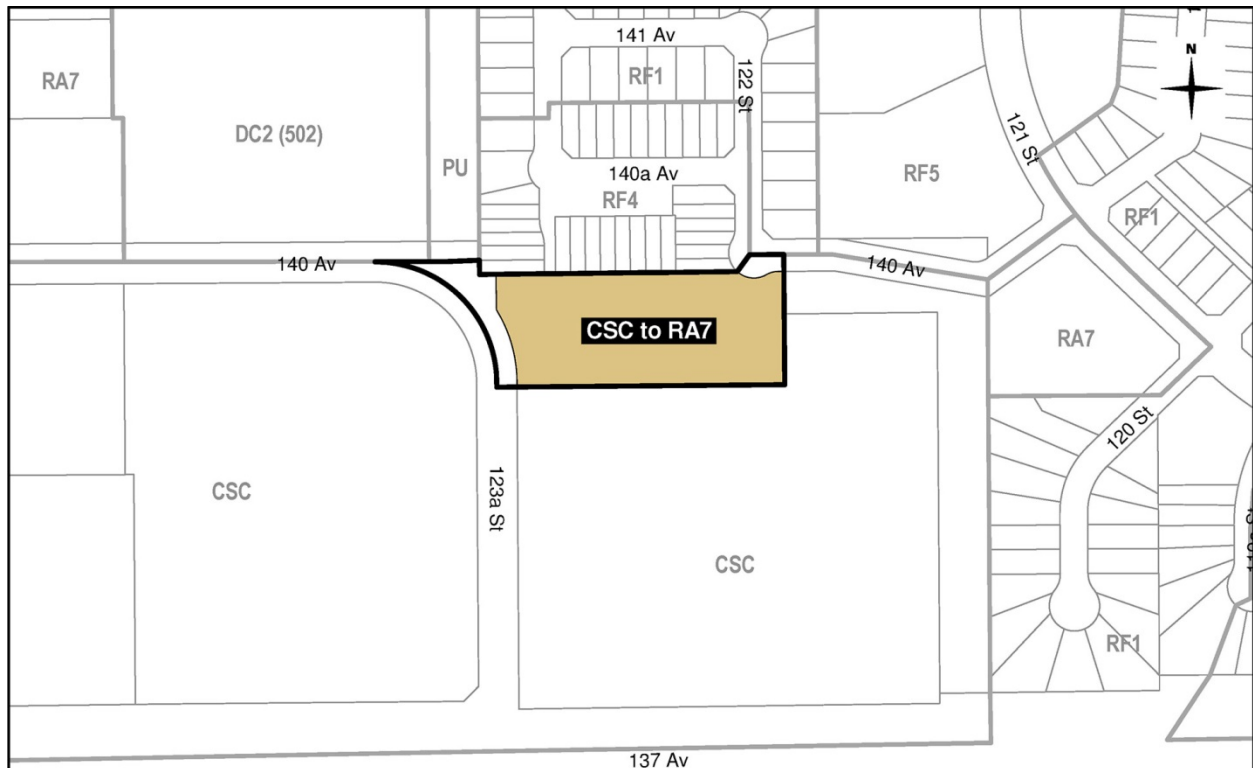




## PLAN AMENDMENT & REZONING BARANOW

### 12222 137 Avenue NW

To allow for low rise apartment housing north of an existing shopping centre.



### RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application as it:

- allows for redevelopment of an underutilized site using land and infrastructure efficiently;
- is compatible with existing surrounding land uses; and
- is a transition in uses between low density residential uses to the north and commercial uses to the south.

## THE APPLICATION

1. RESOLUTION to amend the Castle Downs Outline Plan (Baranow Area) to Medium Density Residential
2. BYLAW 18158 to amend the Zoning Bylaw to (RA7) Low Rise Apartment Zone

The application consists of two components. The first component is a proposed amendment to the Castle Downs Outline Plan (OP) (Baranow Area) to redesignate a portion of the site from a Commercial use to Medium Density Residential use.

The second component is a proposed rezoning from (CSC) Shopping Centre Zone to (RA7) Low Rise Apartment Zone to allow the opportunity to develop an apartment building up to a maximum height of 16.0 metres (approximately 4 storeys).

## SITE AND SURROUNDING AREA

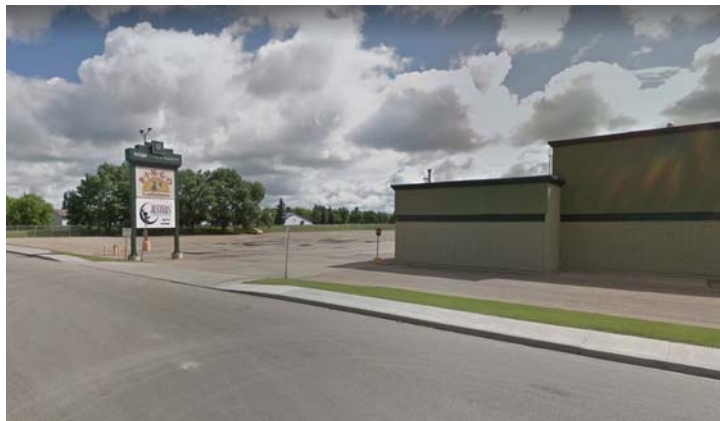
The subject site is located in the southeastern portion of the Baranow neighbourhood and was used as a lumber yard prior to its development as a shopping centre in 1980. The site is approximately 6 ha in total, with the rezoning area accounting for 1.1 ha.

A buffer (green strip) ranging from 14 m to 30 m in width (24 m along the rezoning area) is located along the north and east borders of the shopping centre site. Its original purpose was to separate residential and industrial uses.



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(CSC) Shopping Centre Zone	Developed shopping centre with surface vehicular parking to the north and south of the building
<b>CONTEXT</b>		
North	(RF4) Semi-detached Residential Zone	Semi-detached dwellings
East	(CSC) Shopping Centre Zone	Developed shopping centre with surface parking
South	(CSC) Shopping Centre Zone	Developed shopping centre with surface parking
West	(CSC) Shopping Centre Zone	Developed shopping centre with surface parking



VIEW OF SITE LOOKING NORTH. *Image capture Jun 2017 © 2018 Google Canada*



VIEW OF SITE LOOKING EAST. *Image capture Jun 2017 © 2018 Google Canada*

## PLANNING ANALYSIS

### LAND USE COMPATIBILITY

The application is compatible with existing surrounding land uses as it maintains most of the original zoning on the subject property in conformance with the approved OP, while allowing for compatible residential infill at the northwest portion of the site. Potential impacts in terms of height, density and loss of privacy between the proposed apartment building and existing RF4 properties to the north, will be mitigated by the maintenance of the 24 metre east-west buffer, in accordance with the Castle Downs OP (Baranow Area). This buffer strip acts as an east-west pedestrian connection for the neighbourhood and includes a mix of trees. The buffer also separates another walk up apartment complex east of the shopping centre under RA7 zoning. There is an existing easement for the buffer strip on the CSC site. A related subdivision under review proposes to separate the proposed RA7 site from the larger commercial parcel and the easement will remain in place.

This portion of the rezoning site is currently used for surface parking that is not required to serve the commercial centre. Land and infrastructure will be used more efficiently as the application proposes to increase residential densities that can take advantage of existing transit routes in close proximity to the site. Residential development will put additional “eyes on the street” to help improve safety within and around the site.

### PLANS IN EFFECT

The plan in effect is the Castle Downs OP (Baranow Area) which currently designates the site for Commercial uses. If approved, the proposed amendment will amend a portion of the site to allow for Medium Density Residential uses. The effect of the amendment is a reduction in overall commercial area and a corresponding increase in residential area adding 90 medium density residential units to the plan statistics.

## TECHNICAL REVIEW

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

## PUBLIC ENGAGEMENT

---

<b>PRE-APPLICATION CONSULTATION (applicant)</b> March 2017	<ul style="list-style-type: none"><li>• Prior to submitting the application, the applicant sent letters to the residences to the north of the site, as well as to the Community League. They also door-knocked to follow up on the letter drop. Of the property owners contacted, most approved of the proposed development. Some said they would get back to the applicant; however, no further communications were received.</li></ul>
---	--

---

<b>ADVANCE NOTICE (City)</b> June 5, 2017	<ul style="list-style-type: none"> <li>• Number of recipients: 74</li> <li>• No responses received: 3</li> <li>• Number of responses asking for further information: 1</li> <li>• Number of responses with concerns: 2 <ul style="list-style-type: none"> <li>▪ Most households have two cars. The development must take into consideration parking requirements.</li> <li>▪ How do property owners fight the application?</li> </ul> </li> <li>• These comments were addressed by Administration by advising the respondent that on-site vehicular parking requirements are addressed through the Zoning Bylaw.</li> <li>• The process to be heard at the Public Hearing was provided as well as where to find the webpage that provides more information on the application.</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="https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/baranow-planning-applications.aspx">https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/baranow-planning-applications.aspx</a></li> </ul>

## CONCLUSION

City Planning recommends that City Council APPROVE this application.

## APPENDICES

- 1 Approved OP Land Use and Population Statistics - Resolution
- 2 Proposed OP Land Use and Population Statistics – Resolution
- 3 Approved OP – Resolution
- 4 Proposed OP – Resolution
- 5 Application Summary

**CASTLE DOWNS OUTLINE PLAN (BARANOW AREA)**  
**APPROVED LAND USE AND STUDENT GENERATION STATISTICS**

	Area (ha)	% of GDA
Gross Development Area	106.43	100.0
Circulation	18.38	17.3
Buffer (30 m)	1.13	1.1
Parks	7.80	7.3
Commercial	14.79	14.7
Industrial	12.33	11.6
Institutional	6.36	6.0
Urban Services	1.64	1.5
PUL	1.97	1.9
Total Non-Residential	64.40	61.3
Net Residential	42.03	38.7

**Residential Land Use, Dwelling Unit Count and Population**

Land Use	Area (ha)	U/ha	Units	% of Units	P/U	Population
<b>Single / Semi-detached</b> , including: Single Family Residential Semi-Detached Residential DC-Low Density Residential Mobile Home (RMH) Low Density Residential	24.79	25	620	30.1	2.8	1,736
<b>Row Housing</b>	4.25	45	191	9.3	2.8	536
<b>Low-rise / Medium Density Housing</b> , including: DC-Medium Density Residential DC-Medium Density Residential/Religious DC-Multiple Family Medium Density Residential (RA7) Low Rise Apartment Urban Services*	13.83	90	1,245	60.5	1.8	2,240
<b>Total</b>	43.67		2,056	100.0		4,512

\*Urban Services uses may not develop as a residential land use.

**Student Generation**

	<b>K-6</b>	<b>7-9</b>	<b>10-12</b>	<b>Total</b>
Public	629	234	219	1,082
Separate	255	96	90	441
<b>Total</b>	884	330	309	1,523

**CASTLE DOWNS OUTLINE PLAN (BARANOW AREA)**  
**PROPOSED LAND USE AND STUDENT GENERATION STATISTICS**

	Area (ha)	% of GDA
Gross Development Area	106.43	100.0
Circulation	18.38	17.3
Buffer	1.13	1.1
Parks	7.80	7.3
Commercial	13.77	12.9
Industrial	12.33	11.6
Institutional	6.36	6.0
Urban Services	1.64	1.5
PUL	1.97	1.9
Total Non-Residential	63.38	59.6
Net Residential	43.05	40.4

**Residential Land Use, Dwelling Unit Count and Population**

Land Use	Area (ha)	U/ha	Units	% of Units	P/U	Population
<b>Single / Semi-detached</b> , including: Single Family Residential Semi-Detached Residential DC-Low Density Residential Mobile Home (RMH) Low Density Residential	24.79	25	620	28.9	2.8	1,736
<b>Row Housing</b>	4.25	45	191	8.9	2.8	536
<b>Low-rise / Medium Density Housing</b> , including: DC-Medium Density Residential DC-Medium Density Residential/Religious DC-Multiple Family Medium Density Residential (RA7) Low Rise Apartment Urban Services*	14.85	90	1,337	62.2	1.8	2,406
<b>Total</b>	43.89		2,148	100.0		4,678

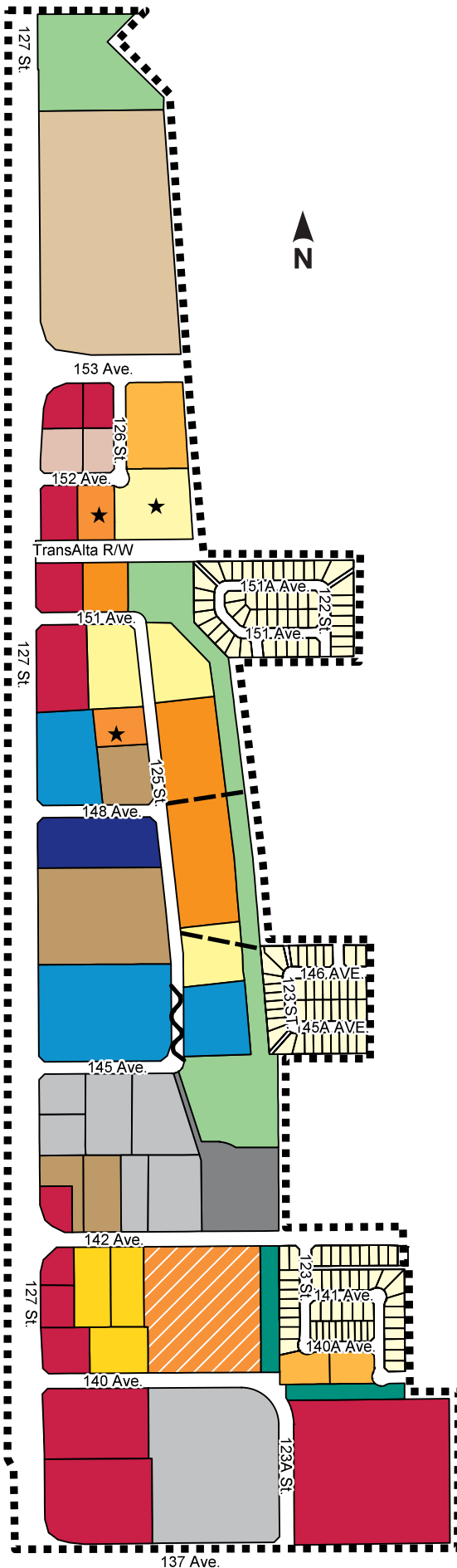
\*Urban Services uses may not develop as a residential land use.






















**Student Generation**

	<b>K-6</b>	<b>7-9</b>	<b>10-12</b>	<b>Total</b>
Public	629	234	219	1,082
Separate	255	96	90	441
<b>Total</b>	884	330	309	1,523



# **APPROVED CASTLE DOWNS** Outline Plan (Baranow Area) (as amended)

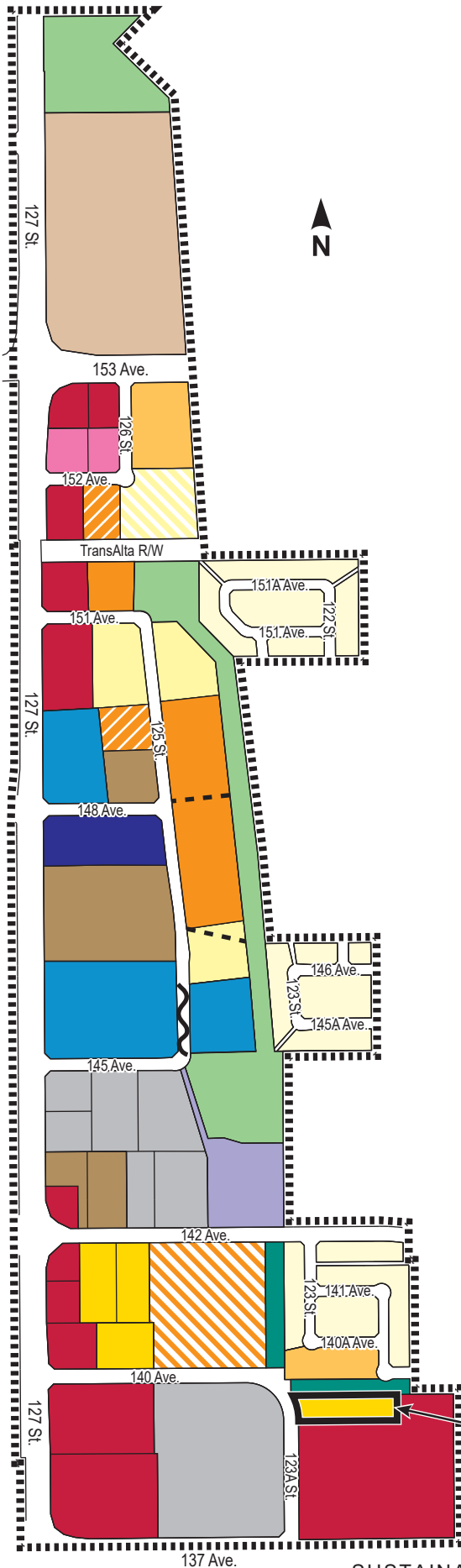


-  Single Family Residential
-  Low Density Residential
-  Semi-Detached Residential
-  Row Housing
-  Mobile Home Park
-  Business Industrial
-  Commercial
-  Direct Control (Low Density Residential)
-  Direct Control (Multi Family)
-  Direct Control (Medium Density Residential)
-  Direct Control (Medium Density Residential/Religious Assembly)
-  Medium Density Residential
-  Low Rise Apartments
-  Park
-  Institutional
-  Public Utility Lot
-  Urban Service
-  Buffer (30.0m buffer)
-  Potential Road Closure Area
-  Pedestrian Linkage
-  Outline Plan Boundary

**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.



# **AMENDMENT TO CASTLE DOWNS** Outline Plan (Baranow Area) (as amended)



- Single Family Residential
- Low Density Residential
- Semi-Detached Residential
- Row Housing
- Mobile Home Park
- Business Industrial
- Commercial
- Direct Control (Low Density Residential)
- Direct Control (Multi Family)
- Direct Control (Medium Density Residential)
- Direct Control (Medium Density Residential/Religious Assembly)
- Medium Density Residential
- Low Rise Apartments
- Park
- Institutional
- Public Utility Lot
- Urban Service
- Buffer
- Potential Road Closure Area
- Pedestrian Linkage
- Outline Plan Boundary

**Amendment Area**

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:	Plan Amendment and Rezoning
Bylaw(s):	Resolution and 18158
Location:	North of 137 Avenue NW and east of 123A Street NW
Address(es):	12222 137 Avenue NW
Legal Description(s):	Portion of Lots 13 & 29, Block 35, Plan 7922542
Site Area:	1.1 ha
Neighbourhood:	Baranow
Ward - Councillor:	Bev Esslinger, Ward 2
Notified Community Organization(s):	Carlisle & Kensington Community Leagues, Castle Downs Recreation Society Area Council and Edmonton Area Council One Society Area Council
Applicant:	Tom Young, Stantec Consulting Ltd.

### PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(CSC) Shopping Centre Zone
Proposed Zone(s) and Overlay(s):	(RA7) Low Rise Apartment Zone
Plan(s) in Effect:	Castle Downs Outline Plan (Baranow Area)

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