



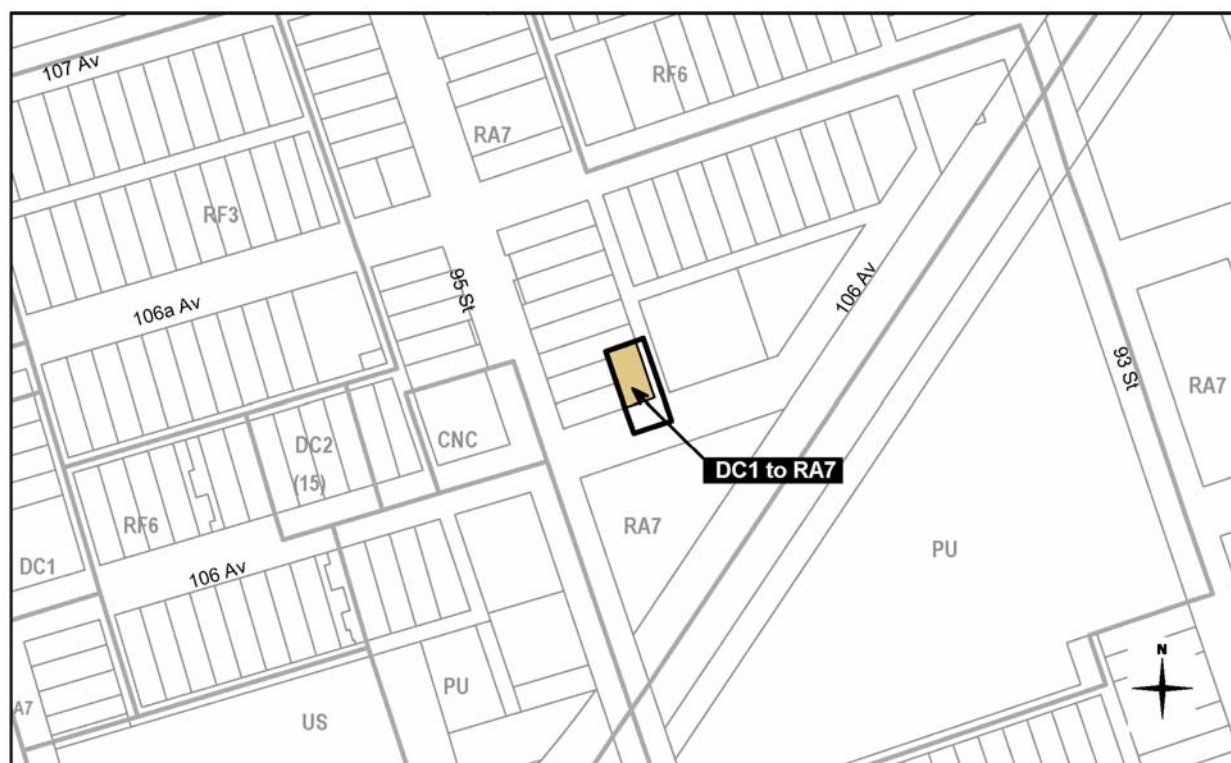
PLAN AMENDMENT AND REZONING MCCAULEY

10601 – 95 Street NW

10607 – 95 Street NW

10613 – 95 Street NW

To allow for low rise apartments



RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because it allows for an increase in residential density as supported by the neighbourhood plan.

THE APPLICATION

1. BYLAW 18240 to amend the Boyle Street/McCauley Area Redevelopment Plan.
2. BYLAW 18241 to amend the Zoning Bylaw from a (DC1) Direct Development Control Provision to the (RA7) Low Rise Apartment Zone and Medium Scale Residential Infill Overlay.

In 2004, the current (DC1) Direct Development Control Provision was created for the William Paskins House, a designated Municipal Historic Resource, which has now been moved from the site to a new location. The proposed (RA7) Low Rise Apartment Zone provides the opportunity for low rise apartment buildings, other lower scale residential uses and some limited commercial opportunities. The (RA7) Low Rise Apartment Zone was in place on the site prior to the historic designation.

The proposed amendment to the Boyle Street/McCauley Area Redevelopment Plan is to update Map 18 – Land Use Districts to show the new zoning, if approved.

SITE AND SURROUNDING AREA



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC1) Direct Development Control Provision	Vacant
CONTEXT		
North	(RA7) Low Rise Apartment Zone	Vacant/Community Garden
East	(RA7) Low Rise Apartment Zone	City Storage/Utility Services
South	(RA7) Low Rise Apartment Zone	City Storage/Utility Services
West	(RA7) Low Rise Apartment Zone	Vacant/Community Garden



VIEW OF SITE LOOKING NORTH FROM 106 AVENUE NW



VIEW OF SITE LOOKING EAST FROM 95 STREET NW

PLANNING ANALYSIS

LAND USE COMPATIBILITY

The site is within an extensive area currently zoned (RA7) Low Rise Apartment Zone and this was also the zoning for the site prior to the historic designation of the house and the creation of the (DC1) Direct Development Control Provision.

PLANS IN EFFECT

The subject site is within the Boyle Street/McCauley Area Redevelopment Plan where it is part of Sub Area 8 which deals with redevelopment of City owned land. The plan calls for City owned sites north of the LRT tracks to be redeveloped as low rise apartment housing which is consistent with the proposed (RA7) Low Rise Apartment Zone.

HERITAGE

The William Paskins House has been moved to a new location and there are no remaining heritage interests in this site.

TECHNICAL REVIEW

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

ENVIRONMENTAL SITE ASSESSMENT

Phase I and II Environmental Site Assessments were reviewed which showed that the site is suitable for all intended uses within the (RA7) Low Rise Apartment Zone.

PUBLIC ENGAGEMENT

ADVANCE NOTICE January 15, 2014	<ul style="list-style-type: none">• Number of recipients: 22• 1 response was received from a nearby resident who doesn't believe the area needs more low rise apartments. When the details of the application were explained, the resident understood and is not generally opposed to the DC1 zoning reverting back to the RA7 zoning because that is what is surrounding the area but still doesn't think low rise apartments are needed.
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CONCLUSION

City Planning recommends that City Council APPROVE this application.

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment and Rezoning
Bylaw(s):	18240, 18241
Location:	Northeast corner of 95 Street NW and 106 Avenue NW
Address(es):	10601, 10607 and 10613 - 95 Street NW
Legal Description(s):	Portions of Lots 26, 27 and 28, Block 14, Plan RN 23
Site Area:	283 m ²
Neighbourhood:	McCauley
Ward - Councillor:	6 – McKeen
Notified Community Organization(s):	McCauley Community League, Chinatown and Little Italy Business Revitalization Zone
Applicant:	City of Edmonton

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(DC1) Direct Development Control Provision
Proposed Zone(s) and Overlay(s):	(RA7) Low Rise Apartment Zone and Medium Scale Residential Infill Overlay
Plan(s) in Effect:	Boyle Street/McCauley Area Redevelopment Plan
Historic Status:	None – Vacant site

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