

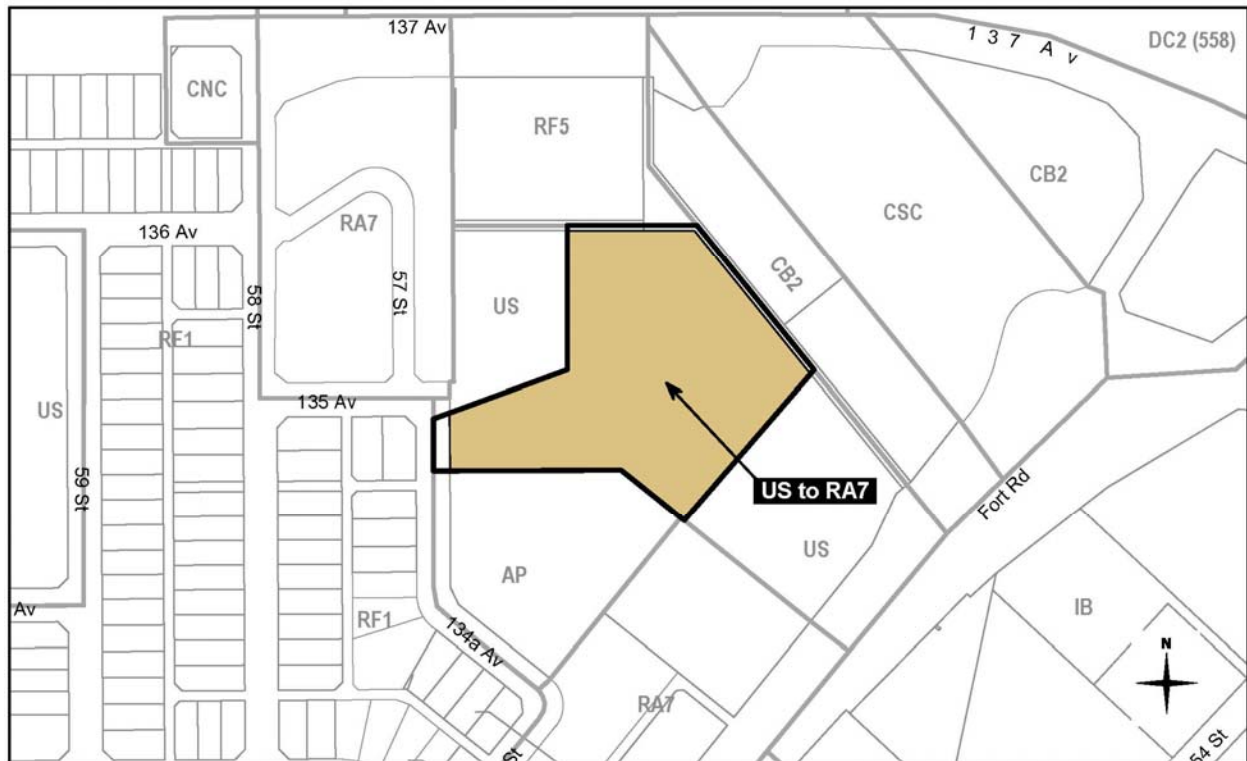


## REZONING

### BELVEDERE

#### 13425 - 57 STREET NW

To allow for Low Rise Apartments and enable continued use and expansion of a seniors' facility.



#### RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because:

- It provides for a wider variety of housing choice; and
- Is compatible with the existing surrounding development.

## THE APPLICATION

1. BYLAW 18122 to amend the Zoning Bylaw to (RA7) Low Rise Apartment Zone.

The purpose of Bylaw 18122 is to change the zoning from (US) Urban Services Zone, to (RA7) Low Rise Apartment Zone. The existing development is a seniors' facility with independent and assisted-living units, which was developed under the (US) Zone. The owner and operator of the development, Emmanuel Home, wishes to add a new wing for seniors' residential suites and continue operating the existing facility. Under the current (US) provisions, Group Homes are Discretionary, and therefore restricted to six residents. Group Homes are Permitted under (RA7), and as such, the maximum number of residents is based upon lot size, which allows for the operator to accommodate additional residents in this arrangement. The (RA7) Zone will help facilitate this expansion.

## SITE AND SURROUNDING AREA

The site is located within a Mature Neighbourhood, adjacent to a church, a park, a rowhousing complex, and a major commercial strip. Nearby in the neighbourhood are apartment complexes and single-detached residential development.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	<ul style="list-style-type: none"> <li>• (US) Urban Services Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Seniors' residential apartments and assisted-living facility.</li> </ul>
<b>CONTEXT</b>		
North	<ul style="list-style-type: none"> <li>• (US) Urban Services Zone</li> <li>• (RF5) Row Housing Zone</li> <li>• (CB2) General Business Zone</li> <li>• (CSC) Shopping Centre Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Church</li> <li>• Rowhousing complex</li> <li>• Commercial business strip</li> <li>• Retail/commercial strip</li> </ul>
East	<ul style="list-style-type: none"> <li>• (CB2) General Business Zone</li> <li>• (US) Urban Services Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Commercial strip</li> <li>• School</li> </ul>
South	<ul style="list-style-type: none"> <li>• (RA7) Low Rise Apartment Zone</li> <li>• (AP) Public Parks Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Residential apartments</li> <li>• Robert Brett Park</li> </ul>
West	<ul style="list-style-type: none"> <li>• (RF1) Single Detached Residential Zone</li> <li>• (RA7) Low Rise Apartment Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Single detached housing</li> <li>• Residential apartments</li> </ul>



VIEW OF WEST SIDE OF SITE, FACING SOUTHEAST



VIEW OF EAST SIDE OF SITE, FACING SOUTHEAST

## PLANNING ANALYSIS

### LAND USE COMPATIBILITY

The existing development is a seniors' living complex, with three wings of low-rise apartments. Part of this residential facility is independent living, and part provides for varying levels of assisted living. The proposed rezoning would allow for further expansion of the development by the addition of a fourth residential wing on an undeveloped portion of the property to the east, which borders (US), (CB2), and (RA7) zoned sites.

The proposed development under the (RA7) zone is compatible with the existing development on site, which consists of 3- and 4-storey residential blocks as part of the facility. There is no discernable impact to existing single family residential development, as the existing single family area is located to the west of the site, away from the new development. To the south of the site, the adjacent park provides a usable amenity and open space for residents. As this is a

seniors residential development, any additional traffic in the neighbourhood is expected to be very limited, and parking will be provided to Zoning Bylaw standards.

## **PLANS IN EFFECT**

There is no statutory plan in effect for Belvedere.

## **TECHNICAL REVIEW**

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

## **PUBLIC ENGAGEMENT**

<b>ADVANCE NOTICE</b> June 1, 2017	<ul style="list-style-type: none"><li>• Number of recipients: 112</li><li>• One response received: asked for information on what was proposed. Information was provided, and no further comments provided.</li></ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"><li>• Not held</li></ul>
<b>WEB PAGE</b>	<ul style="list-style-type: none"><li>• Webpage provided under the Planning Applications website</li></ul>

## **CONCLUSION**

City Planning recommends that City Council APPROVE this application.

## **APPENDICES**

- 1 Application Summary

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Bylaws:	18122
Location:	South of 137 Avenue NW, West of Fort Road, North of 134A Avenue NW, East of 57 Street NW
Address:	13425 - 57 Street NW
Legal Description:	Plan 1025116, Block 13, Lot 51A
Site Area:	2.05 Ha
Neighbourhood:	Belvedere
Ward - Councillor:	4 - Aaron Paquette
Notified Community Organizations:	Belvedere Community League Fort Road and Area Business Revitalization Zone
Applicant:	Cormode & Dickson

### PLANNING FRAMEWORK

Current Zone:	(US) Urban Services Zone
Proposed Zone:	(RA7) Low Rise Apartment Zone
Plan in Effect:	None
Historic Status:	None

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Branch:	City Planning
Section:	Planning Coordination