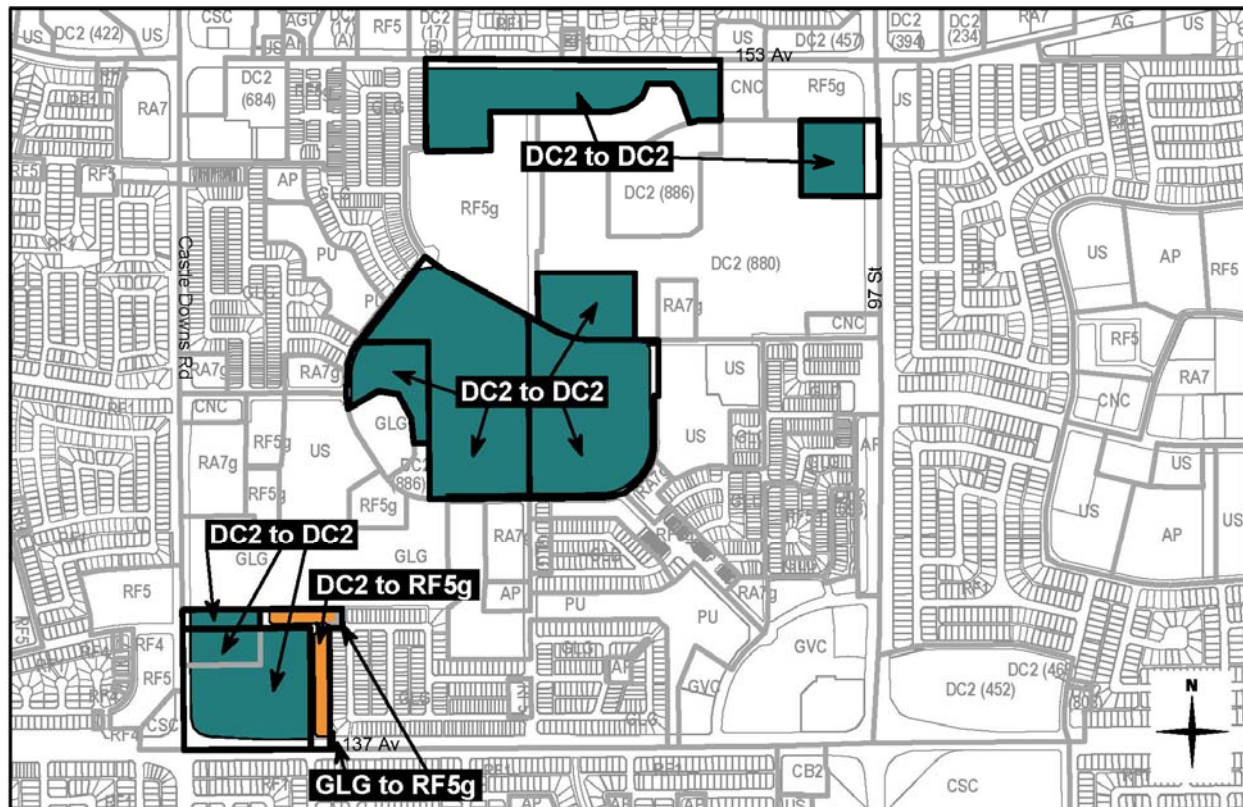




REZONING GRIESBACH

13715 CASTLE DOWNS ROAD NW

To allow for street-oriented row housing and the subdivision of a planned mixed-use area near a future LRT station.



RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because it:

- creates an appropriate transition between the single detached housing and planned mixed-use centre;
- provides for increased density near a future LRT station; and
- facilitates the future redevelopment of a planned mixed-use centre adjacent to a future LRT station.

THE APPLICATION

BYLAW 18144 proposes to rezone land from (DC2.884 and DC2.885) Site Specific Development Control Provision and (GLG) Griesbach Low Density Residential with Garage Suites Zone to (RF5g) Griesbach Row Housing Zone, one new (DC2) Site Specific Development Control Provision, and two updated (DC2) Site Specific Development Control Provisions.

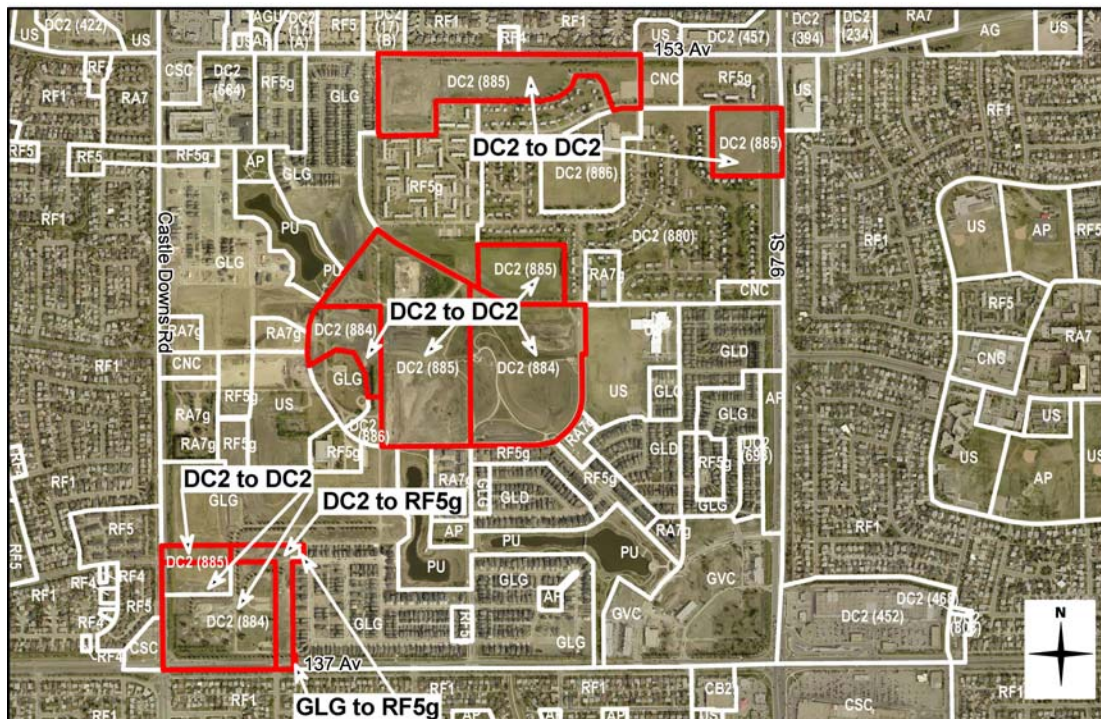
The proposed RF5g zoning will allow for the development of Griesbach-specific row housing.

The new DC2 provision will be applied to the southwest corner of Griesbach, and is based on the existing DC2.855 provision. Unlike DC2.885, the new DC2 will allow for the subdivision of the corner into minimum 1.5 ha lots (approximately 3 to 4 lots). Future development of this area will require rezoning.

The updated DC2 provisions amend the areas of application of the existing DC2.884 and DC2.885 provisions and Appendix I to Section 940 (Special Area Griesbach) to recognize the areas being rezoned through this application. There is also an administrative update to replace the "Farms" Use with the "Urban Gardens" Use to reflect the current Zoning Bylaw terminology. There are no other changes to the uses and development regulations of the DC2 Provisions.

SITE AND SURROUNDING AREA

The site is located on the northeast corner of Castle Downs Road NW and 137 Avenue, in the southwest corner of the Griesbach neighbourhood. This corner is planned for a future LRT stop on the Metro Line LRT extension.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE (SW corner of Griesbach)	<ul style="list-style-type: none"> • (DC2.884) Site Specific Development Control Provision) • (DC2.885) Site Specific Development Control Provision) • (GLG) Griesbach Low Density Residential with Garage Suites Zone 	<ul style="list-style-type: none"> • Undeveloped land/former military base
CONTEXT		
North	<ul style="list-style-type: none"> • (DC2.885) Site Specific Development Control Provision) • (GLG) Griesbach Low Density Residential with Garage Suites Zone 	<ul style="list-style-type: none"> • Undeveloped land (planned for single-detached housing)
East	<ul style="list-style-type: none"> • (GLG) Griesbach Low Density Residential with Garage Suites Zone 	<ul style="list-style-type: none"> • Single-detached housing
South	<ul style="list-style-type: none"> • (RF1) Single Detached Residential Zone 	<ul style="list-style-type: none"> • Rosslyn Neighbourhood • Single detached housing
West	<ul style="list-style-type: none"> • (CSC) Shopping Centre Zone • (RF1) Single Detached Residential Zone • (RF4) Semi-detached Residential Zone • (RF5) Row Housing Zone 	<ul style="list-style-type: none"> • Carlisle Neighbourhood • Strip Mall • Single-detached and semi-detached housing • Row housing

PLANNING ANALYSIS

This application generally complies with the *Griesbach Neighbourhood Area Structure Plan (NASP)*, which designates the subject site for Mixed Use and Medium Density Residential development. The RF5g zoning provides for street-oriented row housing, in accordance with the NASP's Medium Density Residential designation. The RF5g zoning has similar setbacks and heights to the adjacent GLG zoning. This will provide a transition between the lower density uses to the north and east, and the future mixed use area, while increasing density near a future LRT station.

The proposed new DC2 provides for interim uses and subdivision, prior to the redevelopment of the site into the planned mixed use centre. Allowing for subdivision facilitates the creation of separate parcels, and the future redevelopment of the site. Although allowing for subdivision may risk fragmentation, the 1.5 ha minimum site size requirement mitigates this risk. As well, following subdivision, the area would be covered by a single DC2 Provision, and a future rezoning to align with the mixed use designation would provide additional opportunities to create for appropriate transitions and land use compatibility.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

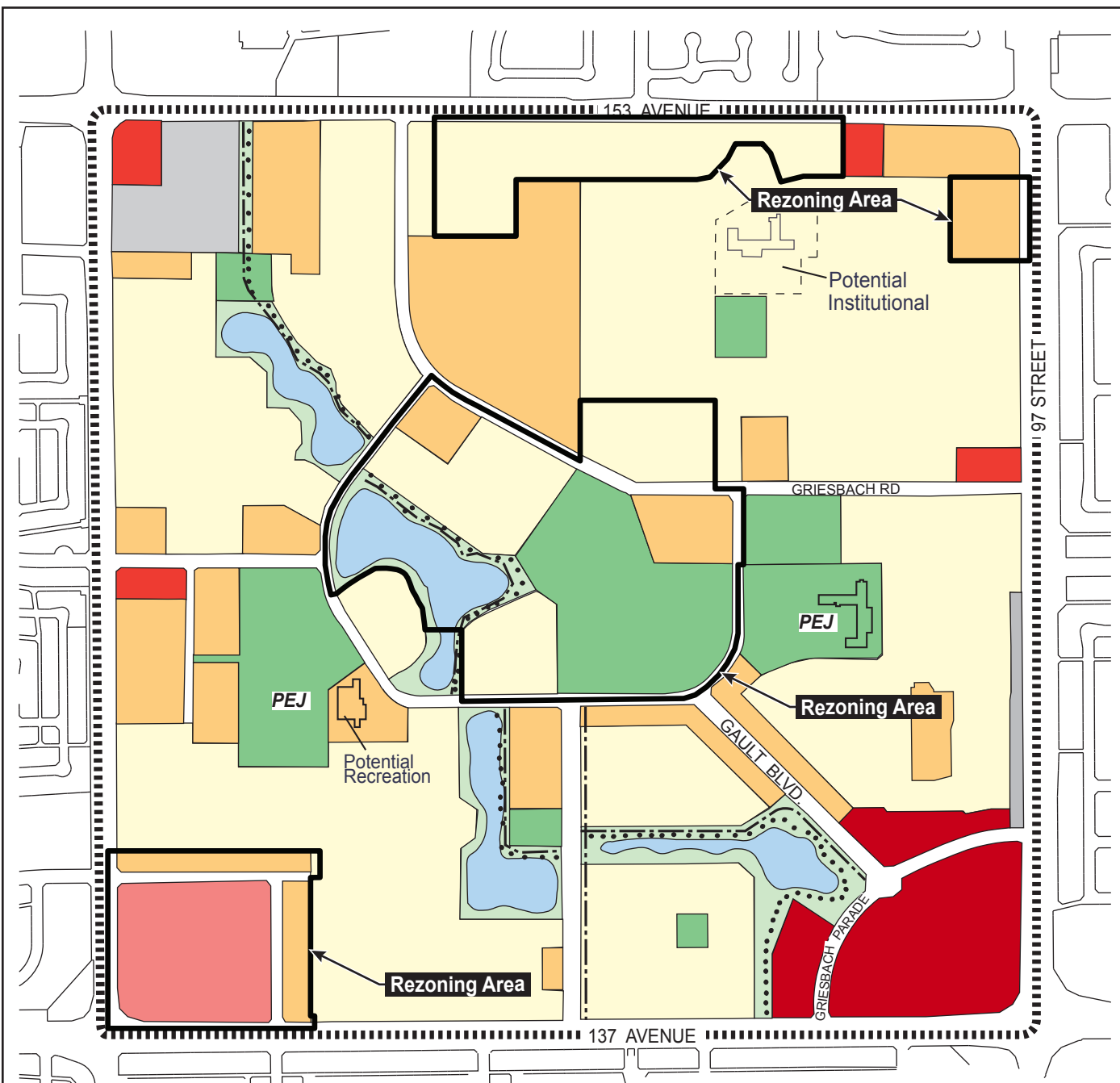
PRE-NOTIFICATION September 6, 2016	<ul style="list-style-type: none">• Three responses were received:<ul style="list-style-type: none">- One requested clarification;- One expressed concerns about the proposed RF5g row housing; and- One expressed general concerns about the development of the neighbourhood and requested a 20 foot high concrete wall be provided as a buffer
ADVANCE NOTICE October 18, 2016	<ul style="list-style-type: none">• Number of recipients: 227• One response was received that requested clarification about the RF5g regulations and potential LRT timelines.
PUBLIC MEETING	<ul style="list-style-type: none">• Not held

CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

APPENDICES

- 1 Context Plan Map
- 2 DC2 Track Changes (DC2 #885)
- 3 Application Summary



BYLAW 17228
APPROVED
GRIESBACH
 Neighbourhood Area Structure Plan
 (as amended)



- Low Density Residential with Minor Row Housing
- Medium Density Residential
- Local Commercial
- Village Centre
- Mixed Use
- Aging-in-Place Campus

- Schools / Recreation
- Waterway / Open Space
- Pedestrian Route
- Multi-use Route
- Boundary of Griesbach NASP

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.

SCHEDULE “E”

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. General Purpose

To allow a limited range of low intensity, interim land uses, generally outdoors, such that the future development of these lands in accordance with the Griesbach Neighbourhood Area Structure Plan is not prejudiced.

2. Area of Application

Those portions of Section 29-53-24-4 and Lot 1 MR, Block 16, Plan 1322503; located south of 153 Avenue NW and east of Castle Downs Road, as shown on Schedule “E” - Map, annexed to the Bylaw adopting this DC2 Provision, Griesbach

3. Uses

- a. Community Recreation Services
- ~~b.~~ Farms
- ~~e.b.~~ Greenhouses, Plant Nurseries and Market Gardens
- ~~d.c.~~ Outdoor Participant Recreation Services
- d. Residential Sales Centre
- e. Urban Gardens
- f. Freestanding On-premises Signs
- g. Fascia On-premises Signs

4. Development Regulations

- a. Notwithstanding Section 720.3.2 of the Zoning Bylaw, no Site Plan is appended to this Provision.
- b. The minimum Front Yard shall be 7.5 m.
- c. The minimum Rear Yard shall be 7.5 m.
- d. The minimum Side Yard shall be 7.5 m.
- e. The maximum building Height shall be 10.0 m for a Residential Sales Centre.
- f. Signs shall comply with the regulations found in Schedule 59A of the Zoning Bylaw.
- g. No subdivision of land, including bare land condominiums, shall be allowed under this Provision.
- h. All Development Permits issued under this Provision shall expire on September 10, 2025. No Development Permit shall be issued after September 10, 2025,

unless Council approves the issuance of such a Permit by amending this Provision.

- i. No new buildings or additions to existing buildings shall be allowed under this Provision, except that Residential Sales Centres may be allowed.
- j. No Use shall be approved by the Development Officer until letters acceptable to the Development Officer from Alberta Environment and Capital Health Authority have been submitted stating that the Site is suitable for the proposed Use having regard for relevant Federal or Provincial environmental criteria.

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw:	18144
Location:	East of Castle Downs Road NW and north of 137 Avenue NW
Addresses:	13715 Castle Downs Road NW
Legal Description:	NW-29-53-24-4 and SW-29-53-24-4
Site Area:	Approximately 9.67 ha
Neighbourhood:	Griesbach
Ward - Councillor:	2 – Bev Esslinger
Notified Community Organization(s):	Carlisle, Griesbach, and Rosslyn Community Leagues; and the Castle Downs Recreation Society, Edmonton Area Council One Society, and Edmonton North District Area Council Area Councils
Applicant:	Stantec Consulting Ltd

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(DC2.884) Site Specific Development Control Provision (DC2.885) Site Specific Development Control Provision (GLG) Griesbach Low Density Residential with Garage Suites Zone
Proposed Zone(s) and Overlay(s):	(RF5g) Griesbach Row Housing Zone (DC2) Site Specific Development Control Provision
Plan(s) in Effect:	Griesbach Neighbourhood Area Structure Plan
Historic Status:	None

Written By:
Approved By:
Department:
Section:

Carla Semeniuk/Sarah Ramey
Tim Ford
Urban Form and Corporate Strategic Development
Planning Coordination