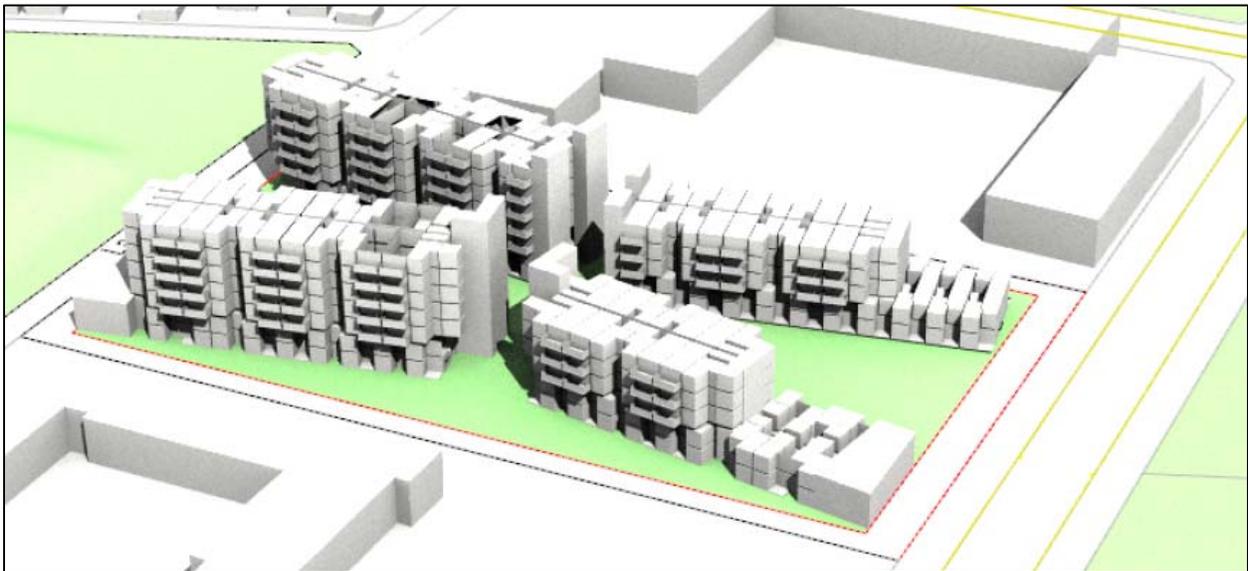




REZONING KILKENNY

14540 - 72 Street NW

To allow for the development of a mid-rise apartment complex with limited, supporting commercial uses.



RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because:

- it introduces an appropriate increase in density, adjacent to existing apartment uses and buffered from low density residential development by open space;
- the site is in proximity to recreational opportunities, educational services, transit access, and commercial uses;
- the development achieves objectives of the City's Affordable Housing Strategy and Developer Sponsored Affordable Housing policy by piloting Edmonton's first affordable housing renewal project.

THE APPLICATION

BYLAW 18152 proposes to amend the Zoning Bylaw from (RA7) Low Rise Apartment Zone to (DC2) Site Specific Development Control Provision, in order to redevelop the site.

This rezoning facilitates the development of a mid-rise residential apartment building, to a maximum height of 25 metres (approximately seven storeys).

The proposed DC2 Provision is based on the (RA8) Medium Rise Apartment Zone with similar height, density, and Floor Area Ratio (FAR). Development regulations for the site's proposed DC2 Provision, comparable RA8 Zone, and current RA7 Zoning are as follows:

Subject Site (1.2 hectares)	Proposed DC2 Provision	(RA8) Medium Rise Apartment Zone	Current (RA7) Low Rise Apartment Zone with Medium Scale Residential Infill Overlay
Maximum Density	200 dwellings/ha	224 dwellings/ha	125 dwellings/ha
Maximum Units	240	268	150
Floor Area Ratio	2.2	2.5	1.4
Maximum Site Coverage	50%	50%	n/a
Maximum Height	25 metres	23 metres	14.5 to 16.0 metres (depends on roof type)
Minimum North (side) Setback	5.0 metres	2.0 metres to maximum 4.5 metres (depends on number of storeys)	3.0 metres
Minimum South (side) Setback	5.0 metres	2.0 metres to maximum 4.5 metres (depends on number of storeys)	3.0 metres
Minimum East (front) Setback	1.0 metres	6.0 metres	3.0 metres
Minimum West (rear) Setback	6.0 metres	7.5 metres	7.5 metres

SITE AND SURROUNDING AREA

The application area is in southeast Kilkenny. This approximately 1.2 hectare site was previously occupied by a low rise, affordable housing development with 80 units. The 45 year old complex reached the end of its lifecycle and its demolition began last year.

Immediately north and south of the site are four-storey apartment housing developments. A small scale commercial development is adjacent to the south apartment site, at the northwest corner of 72 Street NW and 144 Avenue NW.

Immediately west of the subject property is a rear lane that serves the site. Across the lane is a large public utility lot that provides open space. An EPCOR Water Reservoir Station is located at the southeast corner of the utility lot, next to the Londonderry Fire Station. Single detached housing is along the north edge of this open space.

Immediately east of the subject site is 72 Street NW, across which is Londonderry Athletic Grounds district park and, to the southeast, Londonderry Junior High School.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	● (RA7) Low Rise Apartment Zone	● Vacant land
CONTEXT		
North	● (RA7) Low Rise Apartment Zone	● Apartment housing
South	● (RA7) Low Rise Apartment Zone	● Apartment housing
East	● Road right-of-way ● (US) Urban Services Zone	● Property fronts onto 72 Street NW ● District park site
West	● Road right-of-way ● (PU) Public Utility Zone	● Lane provides rear access to the site ● Open space

PLANNING ANALYSIS

BUILT FORM

The proposed development consists of an X-shaped building with four wings branching outward from a centralized common space. The built form starts with two-storey units at grade. These units have individual entrances fronting onto the site's internal roadways and amenity areas. A minimum of 35 at-grade units will be Family Oriented Dwellings.

The development is arranged so its visual mass is minimized along 72 Street NW. The five-storey height is set back 20 metres from this perimeter. The greatest concentration of height, seven storeys, is on the west portion of the site.



SOUTH ELEVATION'S DEPICTION OF BUILDING HEIGHT TRANSITION

A maximum of 240 dwellings are permitted on the site with a mixture of both market and affordable units. At minimum, 80% of the residential units are proposed to be subsidized to provide affordable housing and the remainder will be market rate housing. The intent is to have unit types indistinguishable from each other and interspersed throughout the development.

A limited number of commercial uses are permitted within this development. These uses have their maximum floor area restricted and are limited to the ground floor, with the exception of Minor Home Based Businesses.

Resident parking is located underground and accessed from the rear lane. Two one-way, private roads are proposed along the north and south perimeters of the site. They provide access for waste collection and emergency service vehicles, and on-site parking for visitors and commercial uses. Reduced parking requirements are proposed for the affordable housing component. This scenario is in accordance with other subsidized housing developments in Edmonton.

The applicant is required to complete some offsite improvements in conjunction with this development. Boulevard trees will be planted, adjacent to the property, along 72 Street NW. The site's vehicular access points along this periphery will be reconstructed. Upgrades will also be made to the portion of lane abutting the property's west edge.

INFILL REDEVELOPMENT AND LAND USE COMPATIBILITY

This rezoning provides a logical increase in density while respecting neighbouring properties and the greater community. Residential land uses are retained on the site, with added density to accommodate housing demands in Edmonton.

This proposal retains and increases the previous number of subsidized units, while adding market priced units. Combining two types of occupancy provides an opportunity for tenants to remain in their community as their income status changes. Residents can shift from affordable housing to market housing within a single development.

The proposed development is appropriately situated between apartment complexes to its north and south. Overlook is minimized through articulation, setbacks, and landscaping. The built form's height gradually increases from two-storey frontage along 72 Street NW up to seven storeys mid-way through the site. Open space provides separation between this development and low density residential uses to the northwest. Additionally, the provision of Family Oriented Dwellings at-grade complements existing single family housing in the area.

This property is an optimal location for recreational opportunities, in addition to amenity space provided on site. The development includes two central, outdoor courtyards. Open space is immediately west of this development and a district park is to the east. The park site includes Londonderry Arena and the Londonderry Fitness and Leisure Centre. Kilkenny Park is approximately 100 metres north of the subject property and Kildare Park is further west, along 144 Avenue NW.

A number of educational institutions are also in the immediate vicinity. Two elementary schools, one junior high school, and one high school are located within 400 metres of the site. Easy access is provided by way of parks and open space. Additionally, education services are permitted within this proposed development. Their inclusion in the DC2 Provision resulted from the applicant's pre-consultation efforts with area residents. Feedback indicated an interest in this development's ability to accommodate structured language classes, for example.

Residents' commercial needs are met through a combination of on-site opportunities, primarily a grade, and establishments in the vicinity. A nearby development at 72 Street NW and 144 Avenue NW currently provides retail, medical, and child care services. Approximately 500 metres eastward, along 144 Avenue NW, is Londonderry Mall.

Public transit is easily accessible, with bus stops along 72 Street NW and nearby on 144 Avenue NW. Transit is expected to be a prevalent mode of transportation for residents, and supports the proposal for reduced on-site parking.

AFFORDABLE HOUSING COMPONENT

Affordable housing is rental or ownership housing that requires supplementary funding to build or operate. Rents or payments are below average market cost, and long-term occupancy is targeted for residents earning less than median income for their household size. This application facilitates Edmonton's first affordable housing renewal project. The site provided subsidized housing for over four decades and this proposal enables it to continue.

The subject property is owned by the City of Edmonton, with Capital Region Housing operating the development a lease basis. A minimum of 80% of this project's dwellings will be provided as affordable housing. A management agreement between the City and Capital Region Housing will ensure this quantity is achieved. Should this property be ever sold, then the affordable housing will be retained as a condition of sale.

The City of Edmonton's Affordable Housing Strategy guides affordable housing initiatives, including social housing regeneration. This project supports the strategy's goals, including the following:

- Increase the supply of affordable housing in all areas of the city; and
- Maintain the supply of affordable and market rental housing.

TECHNICAL REVIEW

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

TRAFFIC VOLUMES AND PARKING

A Traffic and Parking Impact Assessment was submitted in support of this application. Based on the analysis, the traffic generated from the proposed development represents a modest increase in the peak hour traffic volumes along adjacent roadways. Overall, the adjacent road network will continue to operate within acceptable levels of service.

The proposed zoning results in a parking deficiency of 159 stalls (approximately 40%) compared to Zoning Bylaw requirements. Based on the analysis completed in support of the proposal, a parking reduction for this site is warranted due to the provision of affordable housing units and easy access to transit. The proposal is comparable with parking that is provided for similar developments in Edmonton. Parking for this project's market housing component will be provided in accordance with the Zoning Bylaw. Visitor and commercial parking will be accommodated at-grade with 35 shared parking stalls. In addition, if necessary, there are opportunities to accommodate overflow parking on-street without negatively impacting traffic movements along the adjacent roadways. Planning Coordination has no objection to the proposed on-site parking deficiency.

PUBLIC ENGAGEMENT

Prior to submitting a formal rezoning application, the applicant undertook extensive pre-application consultation with the local community. Four public open houses were held over the course of nine months. The initial event introduced the project and process. Attendees were invited to identify opportunities and constraints. The second open house sought to generate ideas based on six built form examples. Two development concepts were provided for consideration at the third engagement. A finalized option was presented for evaluation at the last event.

In addition to the open houses, area residents were engaged through mail, email, print ads, signage, and a project website. Community members were encouraged to respond with questions and feedback. In support of this rezoning proposal, the applicant provided a report outlining each of the open house events, information presented, and feedback received.

APPLICANT PRE-CONSULTATION	As reported by applicant:
<p>January 25, 2016 April 26, 2016 June 22, 2016 September 26, 2016</p>	<p>Open House #1</p> <ul style="list-style-type: none">● Number of attendees: 60● Number of responses received: 10● Key themes:<ul style="list-style-type: none">- decrease the maximum number of units- can local amenities and services accommodate additional population- negative impact for on-street parking and traffic volumes- concern about neighbourhood safety and security <p>Open House #2 and online engagement</p> <ul style="list-style-type: none">● Number of open house attendees: 80● Number of open house and online responses received: 34● Key themes:<ul style="list-style-type: none">- preference for a central courtyard and varied building heights- desire for community gathering/common space on site- green space is valuable for tenants and the broader community <p>Open House #3 and online engagement</p> <ul style="list-style-type: none">● Number of open house attendees: 60● Number of open house and online responses received: 35● Key themes:<ul style="list-style-type: none">- of design concepts presented, seven-storey option's height and appearance preferred- additional height reduction encouraged- proposed amount of green amenity space sufficient but perhaps excessive- place community gathering/common spaces in each building rather than one location <p>Open House #4 and online engagement</p> <ul style="list-style-type: none">● Number of open house attendees: 50● Number of open house and online responses received: 18● Key themes:<ul style="list-style-type: none">- refined design concept generally supported- satisfied the development's height is not higher- decrease the maximum number of units and the maximum height- provide opportunities for community classes/programming and offer shared use space for support service providers

<p>ADVANCE NOTICE</p> <p>May 11, 2017</p>	<ul style="list-style-type: none">● Number of recipients: 110● Number of responses received: 4<ul style="list-style-type: none">- Two respondents received information about the proposed commercial uses and their associated development regulations. One of these respondents was concerned about impacts on existing commercial opportunities in the vicinity.- One respondent was provided with clarification about the development proposal and the City's rezoning process.- One respondent expressed opposition to the redevelopment of this property. There was concern about the proposed number of units and a potential increase in traffic.
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CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

APPENDIX

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw:	18152
Location:	West of 72 Street NW and north of 144 Avenue NW
Address:	14540 - 72 Street NW
Legal Description:	Lot 47, Block 22, Plan 4097RS
Site Area:	Approximately 1.2 hectares
Neighbourhood:	Kilkenny
Ward – Councillor:	3 – Dave Loken
Notified Community Organizations:	Kilkenny Community League, Londonderry Community League, and Area 17 Council
Applicant:	GEC Architecture

PLANNING FRAMEWORK

Current Zone:	(RA7) Low Rise Apartment Zone
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plan in Effect:	None
Historic Status:	None

Written By: Kristen Rutherford
Approved By: Tim Ford
Department: Sustainable Development
Section: Planning Coordination