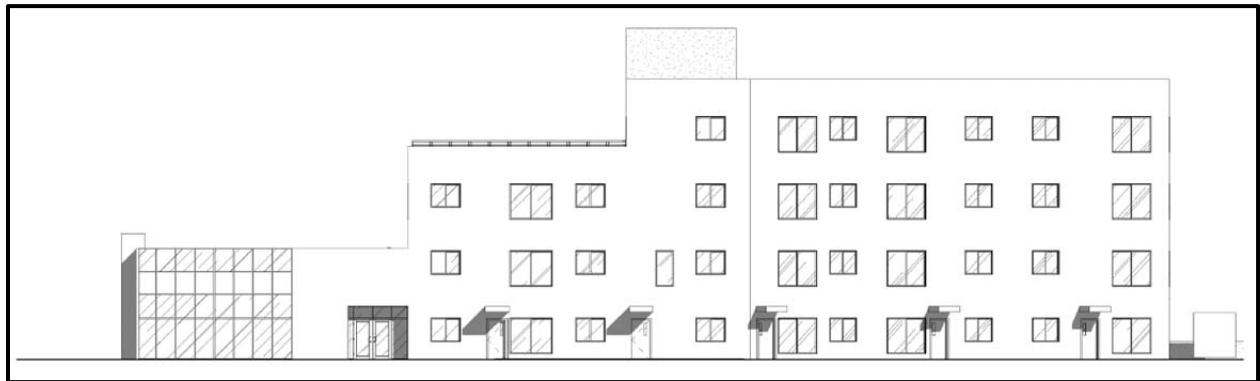




PLAN AMENDMENT AND REZONING APPLICATION STRATHCONA

10111, 10115, 10119 and 10123 – 88 Avenue NW

To allow for a low rise apartment building



RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because it:

- Demonstrates a sensitive building and site design that ensures compatibility with adjacent lower buildings; and
- Supports residential infill in the core of the City.

THE APPLICATION

1. BYLAW 18113 to amend the Strathcona Area Redevelopment Plan to exempt this site from two policies that restricts apartment buildings to 3 storeys and further increases in density.
2. BYLAW 18114 to amend the Zoning Bylaw from (RF3) Small Scale Infill Development Zone to a (DC2) Site Specific Development Control Provision.

The proposed DC2 Provision has the following key characteristics:

- Maximum height of 14.5 metres (approximately 4 storeys) with the eastern portion reduced to 8.9 metres (approximately 2 storeys)
- Maximum Floor Area Ratio of 2.0
- Up to 26 residential dwellings
- A “sunset clause” of 10 years

The proposed apartment building contains a variety of unit sizes and is designed with a focus on common amenity areas with the applicant's stated intent for energy efficient cohousing. The application was initially for a 6 storey building but after public consultation and technical review, the applicant reduced the height to 4 storeys.

SITE AND SURROUNDING AREA

The site is located on the south side of 88 Avenue NW west of 101 Street NW in an area where there are primarily lower density residential zones such as the (RF2) Low Density Infill Zone and the (RF3) Small Scale Infill Development Zone. It is also located across the avenue from 20 storey towers nearby to the west and north within a (DC2) Site Specific Development Control Provision and the (RA9) High Rise Apartment Zone and a 3 storey apartment building to the south within the (RA7) Low Rise Apartment Zone.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> (RF3) Small Scale Infill Development Zone 	<ul style="list-style-type: none"> 4 Single Detached Houses
CONTEXT		
North	<ul style="list-style-type: none"> (RF3) Small Scale Infill Development Zone 	<ul style="list-style-type: none"> Single Detached Housing
East	<ul style="list-style-type: none"> (RF3) Small Scale Infill Development Zone 	<ul style="list-style-type: none"> Single Detached Housing
South	<ul style="list-style-type: none"> (RF3) Small Scale Infill Development Zone (RA7) Low Rise Apartment Zone 	<ul style="list-style-type: none"> Single Detached Housing 3 storey Apartment House
West	<ul style="list-style-type: none"> (DC2.869) Site Specific Development Control Provision 	<ul style="list-style-type: none"> Above ground parkade and 20 storey high rise tower



THE FOUR EXISTING HOUSES ON THE SITE

PLANNING ANALYSIS

PLAN DIRECTION AND LAND USE COMPATIBILITY

This site is located at the edge of the Mixed Low and Medium Density Residential Area of the Strathcona Area Redevelopment Plan. Within this area, there are policies that work together to discourage rezonings that increase density and restrict apartment housing to 3 storeys. These policies ensure compatibility between apartment housing and the lower scaled single family homes. Across the avenue to the northwest is the adjacent High Rise Apartment Area currently creating an abrupt change in scale from these very large buildings to the single family homes.

The proposed DC2 Provision, and associated amendments, facilitates a building that is one storey higher than what is current allowed, however, the DC2 also includes restrictive measures on height to ensure its compatibility with the existing single family homes to the east. The proposed DC2 provision is similar to the RA7 Zone with the same maximum height and density and a small increase in Floor Area Ratio. The major difference between the RA7 Zone and the the proposed DC2 Provision is the inclusion of a larger setback and a larger stepback than what the RA7 Zone would require to the abutting adjacent single family house to the east. The table below shows a comparison of certain key regulations between these discussed zones and overlays.

REGULATION	Current RF3 Zone	Current Mature Neighbourhood Overlay	Proposed DC2 Provision	RA7 Zone (Similar to Proposed DC2)
Height (metres)	10.0	8.9	8.9 / 14.5	14.5 / 16.5
Floor Area Ratio	N/A	N/A	2.0	1.4
Density (dwellings)	4	4	26	26
Front Setback (metres)	6.0	3.0 to 6.0	6.0	3.0 to 6.0
Side Setbacks	3.0	3.0	4.5 / 7.5	3.0 / 7.5
Rear Setback	7.5	14.0	7.5	7.5
Stepbacks	N/A	N/A	10.0 from east	2.5 from east

BUILT FORM TRANSITIONS

The abutting (RF3) Small Scale Infill Development Zone is developed currently as Single Detached Housing so the transition to the east of the subject site is of primary importance. The proposed DC2 Provision steps down its height from its relatively larger built form to these lower scale buildings and ensures compatibility within the neighbourhood context through a variety of measures, including:

- providing a large 7.5 m setback (equal to the lot width if it were to be split) from the shared lot line that includes fencing and a landscaped buffer to enhance privacy;

- requiring the easterly portion of the building to be only two storeys in height (8.9 m or the same Height as permitted within the RF3) which means the full 14.5 m height of the proposed building is 17.5 m from the shared lot line; and
- Restricting the location and type of windows and balconies and requiring special features to ensure privacy.

The siting of the building, its orientation and location of massing are well designed to limit sun shadow impacts on the adjacent properties. In the morning, the shadow will extend on to the parkade structure to the west which is not a concern. In the middle of the day, the shadow extends on to 88 Avenue NW but does not reach the sidewalk or the front yards on the opposite side of the avenue except in the winter months. In the evening, the shadow extends to the east but because the taller part of the building is on the west side of the site, this shadow mostly falls on the proposed building and not on the lots to the east. With 17.5 metres between the east lot line and any part of the building higher than two storeys and 7.5 metres without any building, this is less of a shadow impact on properties to the east than a standard 2 storey house would be if developed within the current RF3 zone.

As demonstrated, the restrictive measures that are included in the DC2 provision create a condition in which the low rise Apartment Housing form proposed, is compatible within the existing and surrounding context and allows the sensitive inclusion of density adjacent to low scaled buildings. Further, it provides an opportunity to help improve the sudden transition to the existing high rise towers by gently sloping the height down from west to east.

RESIDENTIAL INFILL GUIDELINES

This application meets the majority of guidelines for Low Rise Apartments relative to parking, built form, site design and streetscape. It does not meet the majority of guidelines relative to location. A detailed review of the application relative to the Residential Infill Guidelines is found in Appendix 1 to this report.

PUBLIC AMENITY CONTRIBUTIONS

The contributions proposed by this DC2 Provision are:

- Minimum 4 Family Oriented Dwellings and a minimum of ten dwellings to have 2 or more bedrooms; and
- The design and implementation of this development shall apply techniques to reduce energy consumption for heating and cooling to 50% of the National Energy Code of Canada 2011 standard for a comparable building.

The DC2 Provision does not include a Developer Sponsored Affordable Housing contribution in accordance with City Policy C582, however, the above contributions are considered to be “comparable public benefits” as allowed by the policy. In addition, while this policy anticipates a typical developer selling the dwellings for a profit, it is noted that the current applicant group's stated intent is to run a co-operative co-housing community where they will be selling the dwellings at cost to its members.

TECHNICAL REVIEW

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

EPCOR Water noted a deficiency in on-street fire flows adjacent to the property. A clause was added to the proposed DC2 Provision to ensure that this deficiency gets dealt with at the Development Permit stage through specific building materials and safety systems.

PARKING AND TRAFFIC

All vehicular access is required to be from the abutting lane and the majority of vehicular parking is required to be below grade. Vehicular parking requirements are anticipated to be lower than what would normally be required by the Zoning Bylaw although the exact number of bedrooms per dwelling is not known (which impacts the standard calculation). The 26 units will have 25 parking spaces plus 4 visitor parking spaces. Bicycle parking requirements are significantly higher than what would normally be required with 50 spaces provided.

A Traffic and Parking was reviewed which concluded that the existing roadway network can accommodate the peak hour traffic activity anticipated to be generated by the proposed development at acceptable levels of service. The report also recognizes that the proposed development is located within a high density mixed-use area, with good access to transit. These aspects, combined with limited on-site parking supply, are expected to result in the higher use of alternative transportation modes and reduce the vehicular demand on the roadway network.

PUBLIC ENGAGEMENT

The table below summarizes all consultation steps taken and general topics that were discussed. Initial consultation, including the public open house, included the original 6 storey option. When the application was revised to only 4 storeys, another notice was sent out to the same recipients informing them of the change and soliciting additional feedback. It was determined that second open house was not required because the changes that took place reduced the impact of the development and responded to concerns raised through the initial public engagement efforts. More details on comments and concerns received are found in Appendix 2 to this report.

PRE-APPLICATION NOTICE September 15, 2015	<ul style="list-style-type: none"> • Number of Recipients: 524 <p><u>As reported by applicant</u></p> <ul style="list-style-type: none"> • Number of responses: 9 • Number of responses without concerns: 7 • Number of responses with concerns: 2 • Common comments themes: <ul style="list-style-type: none"> - Appropriate scale for increasing density - Good opportunity for family housing - Building will make the street safer and more inviting
---	---

	<ul style="list-style-type: none"> - Parking could be problematic - Building not in scale to neighbourhood
ADVANCE NOTICE #1 January 23, 2016	<ul style="list-style-type: none"> ● Number of recipients: 524 ● Number of responses in support: 21 ● Number of responses with concerns: 8 ● Common comments themes: <ul style="list-style-type: none"> - Too much height (4 storeys may be a better compromise) - Not enough parking - Increase in traffic - Infrastructure concerns (water, drainage, etc.) - Area Redevelopment Plan should be followed. Calls for a mix of houses and apartment buildings. Can't keep taking down houses.
OPEN HOUSE April 13, 2016	<ul style="list-style-type: none"> ● Number of attendees: 45 ● Common comment themes: <ul style="list-style-type: none"> - Traffic and parking - Design, construction and environment - Tenure of housing and community - Existing policy and approval process - Social and economic concerns - Density
ADVANCE NOTICE #2 May 11, 2017	<ul style="list-style-type: none"> ● Number of recipients: 524 ● Number of responses in support: 1 ● Number of responses with concerns: 5 ● Common comments themes: <ul style="list-style-type: none"> - Traffic and parking - Privacy of nearby properties - Lack of community contributions - Noise from exhaust systems and waste collection vehicles - Location of density interior to neighbourhood

CONCLUSION

Sustainable Development recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Residential Infill Guidelines Analysis
- 2 "What We Heard" Public Engagement Report
- 3 Application Summary

RESIDENTIAL INFILL GUIDELINES ANALYSIS

This application was reviewed for conformance to the recommendations for Low Rise Apartments due to the proposed DC2 dealing with a form ranging from one to four storeys and being within residential neighbourhoods that may be impacted by such issues shadowing, traffic and parking and loss of views. A breakdown of the DC2 Provision is provided indicating if a particular guideline is met or not.

LOCATION AND DISTRIBUTION

Guideline	DC2
Low Rise Apartment infill developments may be located on corner sites on the edge of the neighbourhood where the block face fronts onto an arterial or service road; on existing regional or community level shopping centre sites; on sites adjacent to neighbourhood commercial centres where the block face fronts onto an arterial or service road; along the full length of old commercial strips; on Large Sites within mature neighbourhoods for which comprehensive plans have been prepared; or on high frequency transit corridors as identified in the Transportation Master Plan.	No
The building should have direct access to a lane from which parking can be accessed.	Yes

BUILT FORM AND DESIGN

Guideline	DC2
The maximum height of a Low Rise Apartment should be four storeys; habitable basement development or lofts each count as one storey.	Yes
On sites abutting a Single Detached, Semi Detached or Row Housing zone, the height of the building adjacent to the side yard should be stepped down to the maximum height permitted in the adjacent zone.	Yes
To minimize visual impact on and maximize integration with the existing neighbourhood, Low Rise Apartments should incorporate fundamental design elements, proportions, and character found within the neighbourhood and be constructed with durable, quality materials similar or complimentary to those found within the neighbourhood.	Yes
To optimize access to sunlight on adjacent properties, where a Low Rise Apartment building is proposed adjacent to a Single Detached Dwelling, the building mass should be stepped back or articulated or the side yards should be increased.	Yes
The privacy of adjacent dwellings should be maintained by minimizing overlook from the building	Yes

through setbacks and articulation of the building and careful placement of windows, balconies, entrances and amenity areas.	
The building should front onto a street.	Yes
The majority of ground level units with street frontage should have individual entrances that front onto a street. All other units should be accessed through a front entrance hall fronting onto a street.	Yes
Building facades should be modulated in plan and elevation and articulated to reduce the appearance of building bulk and to create visual interest. The building facade should be punctuated at a maximum of eight metres along the building frontage with an indentation no less than two metres wide and two metres deep and at the primary street entrance to the building with an indentation of no less than two metres wide and two metres deep.	No
All units should have access to outdoor, ground level amenity space.	Yes
The maximum building length of Low Rise Apartments should be no more than 48 metres, permitting views through the site and limiting building mass along the block face.	No

SITE DESIGN AND STREETScape

Guideline	DC2
The site should be landscaped in accordance with an approved Landscape Plan which provides for a high standard of landscaping on the site.	Yes
The Landscape Plan should include an assessment of mature trees on site; provide for the retention of mature trees to the greatest extent possible; incorporate the design and planting of public sidewalk and boulevard areas adjacent to the site and illustrate the landscaping of yards and common outdoor amenity areas.	Partial
The site design should, in concert with the design of the building, assist in optimizing access to sunlight on adjacent properties and contribute to the sense of privacy of adjacent homes through the use of fencing, screening and landscaping.	Yes
Common outdoor amenity space for residents which is suitable to serve the needs of families with children, and where there is surveillance and weather protection should be provided.	Yes
The streetscape design, including building features and landscape treatment along the street frontages, should integrate the new development into the existing neighbourhood by providing entry transitions (e.g. use of steps, fences, gates, hedges, low walls) and semi-private outdoor spaces that create a comfortable relationship between the public realm of the street and the private space of the dwelling units; providing individual, private front entries and landscaped yards for ground floor units; providing a prominent front entrance to the building; using articulated building frontages, creating recessed	Yes

balconies and roofline features, and by maintaining the existing development pattern along the street, including setbacks, treed boulevards and no vehicular access from the street.	
--	--

PARKING

Guideline	DC2
Sufficient onsite parking should be provided for all units as required by the Zoning Bylaw.	No
All parking should be accessed from the adjacent lane.	Yes
On large sites, the majority of parking for the low rise apartment building should be provided underground. On smaller infill sites (46m of frontage or less) all parking may be provided as surface parking.	Yes
Any surface parking areas should be located at the rear of the building only; be visually screened from floors above and from adjacent properties (for example, by pergolas or other coverings); not impact the street or outdoor amenity areas; be developed in clusters and divided by landscaping, including trees; and be separated from residential units by landscaped buffers.	Yes

WHAT WE HEARD REPORT

Urban Green Rezoning & Plan Amendment Application (LDA15-0572)

PROJECT ADDRESS: 10111, 10115, 10119, and 10123 - 88 Avenue NW

- PROJECT DESCRIPTION:**
- Amendment to the Strathcona Area Redevelopment Plan (ARP)
 - Rezoning from (RF3) Small Scale Residential Infill Zone to (DC2) Site Specific Development Control Provision Zone to allow for the development of a mid-rise Apartment with surface and underground parking

EVENT TYPE: Presentations and group discussions

MEETING DATE: Wednesday April 13, 2016

NUMBER OF ATTENDEES: 45

ABOUT THIS REPORT

The information in this report is split into three parts:

- questions taken from attendees following presentations by the City and the applicant (including answers to questions from the file planner);
- feedback notes taken during group table discussions; and
- comments provided by attendees on feedback forms.

This report is shared with all attendees who provided their email address during the event on April 13th, 2016. This summary will also be shared with the applicant and the Ward Councillor. If/when the proposed plan amendment and rezoning advances to Public Hearing these comments will be summarized in the Report to Council.

Planning Coordination
CITY PLANNING



QUESTIONS FOLLOWING CITY & APPLICANT PRESENTATION

What questions do you have in regards to this application?

How many units could you have on the site under the existing zone?

- It depends due to nuances in the zoning regulations. If each existing lot was developed independently, we could realistically expect each lot to have 2 Dwellings for a total of 8 over the entire site. If all the lots combined were developed in the existing zone as one Apartment Housing project, there could be 4.

Would there be balconies added? Can there be restrictions on the location of balconies in the zone?

- Right now, there are no regulations specifically dealing with balconies. We do have the ability to ensure there are regulations about balconies with regards to where they can be located, how big they can be, etc. to address issues of privacy and overlook.

What is the legal and capital structure of co-op housing?

- The City does not regulate tenure of a development. From a Zoning Bylaw perspective, this is an application for Apartment Housing. Whether it is rental, typical condo ownership, a co-op or anything else, is not relevant to our consideration of this application. If you contact the applicant they can provide more information on the tenure structure they propose.

What progress is there on the technical review?

- There is currently ongoing technical reviews being evaluated by Transportation Services, EPCOR Water and Drainage Services. Until these issues are resolved and the proposed development would meet required standards, this cannot move forward to consideration by City Council.

Could the building be made at least a little bit aesthetically pleasing?

- Answer from City Planning: The DC2 Provision contains some regulations related to design and more can be added. However, the exact architectural design is typically not completely known at the zoning stage. The zoning regulations are there to provide

requirements for design at the Development Permit stage, but we won't know exactly what the building will look like until then.

Why are there guidelines within the Area Redevelopment Plan (ARP) if any developer, big or small, can buy property and know they can apply to have it changed?

- All ARP Amendments are decisions of City Council. Anyone, whether they are a landowner, developer or anyone else, has the right to propose an amendment to City Council and City Administration is obligated by the Municipal Government Act to process such an application. City Council decides whether they want to approve or refuse it.

Why have a city plan zoning when it is not respected/enforced?

- All zoning has a mechanism by which the zone can be changed. There are no zones anywhere in the City that cannot be changed if Council wishes and the application goes through the proper processes.

Does our sewer and drainage system have the capacity to handle the added pressure from the development?

- The Technical Reports are still being reviewed to determine this. If the existing infrastructure cannot handle the added capacity, the applicant would be responsible to pay for and carry out the required upgrades and ensure standards are met.

What is "Green" about this development?

- There is currently a commitment in the DC2 Provision to design and implement techniques to reduce consumption of water, energy, and materials consistent with best practices in sustainable design. The City will be working with the applicant to establish exactly what these sustainable targets are and to create a mechanism to ensure they are implemented.

SMALL GROUP TABLE DISCUSSIONS & FEEDBACK FORMS

Following the presentation and question and answer session attendees discussed the opportunities and constraints of the proposed rezoning in groups. A note taker was present at each table to record key points of their discussion. Attendees (including those who could not stay for the entire meeting) were also given the option to record their individual comments on feedback forms. Feedback for the last discussion question was gathered at a "Graffiti" wall. Below

is a summary of those conversations and comments organized around the main themes that emerged.

WHAT WE HEARD

What opportunities does this project present?

1. Social & Economic

- Development would allow for family oriented housing that will increase diversity in the neighbourhood by bringing in more young people and families
- Provides for a diversity of living options and unit types
- More diversity in housing means schools are more viable
- Shows commitment to the neighbourhood by giving existing residents the opportunity to be part of co-op housing and remain in their community (multi-generational living)
- Development may set an example of how co-op housing projects could work in Edmonton
- Opportunity for support of local business
- Communal design of co-op housing would encourage residents to build connections with the community. There may be opportunities to host community events such as potlucks.
- Opportunity to increase tax base by replacing single family housing with apartment housing (revenue for the City)
- Provides an opportunity for affordable housing
- May increase neighbourhood property values

2. Design & Environment

- Potential for an energy efficient design (green building) and high quality structure
- More efficient use of existing infrastructure and urban space. Opportunity to densify and prevent urban sprawl.
- Development would allow for infrastructure and building upgrades
- Opportunity to maintain/enhance active street front, get rid of dead space, and create more vitality.
- More overlook on the back alley, may help clean it up
- Existing trees will be kept and integrated into development
- Opportunities for more green space

3. Parking, Traffic, & Transit

- Development may provide an opportunity for neighbourhood renewal which may look at overall traffic flow and a establish an overall plan to reduce short cutting through the community
- Support for cycling and bike infrastructure
- Provides an opportunity for people to have better access to transit

What challenges does this project present?

1. Traffic and Parking

- Concerned about potential for increased traffic along streets and in lanes
- Concerned about whether or not there will be adequate parking and if long term parking will be available
- Concerned about speeding and traffic through the neighbourhood and the possible danger to young kids playing in the neighbourhood

2. Design and Construction

- Concerned about height of the building (It's too tall)and privacy issues that may cause
- Concerned about design/look of building
- Concerned about sun/shadow impacts of the development
- Design should be more attractive for families with young kids
- Building needs to be designed to fit into surrounding neighbourhood (consider appropriate height and density)
- Concerned about how green space will be incorporated into the development and if mature trees will be preserved
- Concerned about lack of community gardens
- Unsure of how development will turn out
- Concerned that development may be a poorly designed structure.
- Concerned about lack of infrastructure to support development and community having to pay for expensive upgrades

3. Tenure of Housing and Community

- Concerned about possibility for development to change from co-op housing to standard rental apartment and what will happen if co-op housing structure fails
- Concerned about rules for becoming a member of co-op housing

- Concerned about who will be responsible for property maintenance
- The model of ownership is different (co-op housing) - navigating this approach can be challenging
- Financial gain is for the developer, not the community
- Concerned about higher crime

4. Approval process

- Concerned about accountability of the City to maintain the essence of the Area Redevelopment Plan (ARP) and Mature Neighbourhood Overlay (MNO)
- Concerned that if the project is approved it may set a precedence for similar projects in the neighbourhood
- Studies (transportation, wind, sun/shadow) should be made available to the public in a more transparent way
- Concerned about communication/engagement process
- Challenge to satisfy all stakeholders (developer, investors and potential residents, and surrounding residents)
- Concerned that opposition to development will result in an adult only apartment building

What do you want City Council to know when they consider this application?

1. Policy, regulations, and approval process

- Goes against the ARP - respect the ARP and the thought and planning that went into it
- Infill need to respect and abide by the rules and regulations in every neighbourhood.
- The importance of high quality infill development to the future of the City.
- They should be building within the existing RF3 zoning
- Opportunity to learn to create a robust public consultation process. There was in this case but it would have been nice to have earlier involvement by the City.
- Pleased to see that consultation with the City and the community has been ongoing from early on in the process
- Important for City Council to recognize that approval for projects like this need to happen on a case by case basis
- Some note that this development is setting a precedent, while others state that approving this development does not set a precedent for others to be approved

2. Density & Design

- This application is for a large, tall building that does not fit into the neighbourhood. Building needs to be in character with the community.
- This is a very bland and unattractive building.
- Increases density in a meaningful way
- If the city wants to increase density in the City Centre the infrastructure should support it
- Building need to be high quality and well maintained
- Consider sun shadow impacts of the development
- The design is sensitive to the unique position of the lots next to the high rises
- The building improves privacy by blocking the view from the High Rises
- The eco-conscious design of the development is important to support
- The building will increase security by putting more eyes on the alley.

3. Tenure & Community

- Provides a model for family-oriented infill
- Please consider how hard it is to find affordable family housing in Strathcona/Downtown. Adding a variety of unit sizes within the development ensures that the neighbourhood is accessible to individuals with a broader range of income levels.
- This type of development fits perfectly in a neighbourhood that believes in multigenerational, inclusive, and healthy community living.
- Tenure of the development has no bearing on the zoning. It is an apartment building in a residential community
- Co-op housing is cost effective in that people who reside in these development will have better mental health and children that will function on a higher level requiring less access to health services.
- Edmonton would benefit from stronger communities. Co-op housing makes for stronger communities. There should be more incentives for co-op housing developments.
- Community is created by design, not density. This is a first-class opportunity to build a green, community oriented, multi-generational model that the city can point to as an example of infill and densification that creates a more vibrant, sustainable city and community.
- This project is being built by people who will be living there.
- This block has not been an example of the best of Old Strathcona (high turnover, view of parkade, crime, etc.) This development will make it fit more with the neighbourhood.
- A value added replacement to old existing houses.

- We want to take advantage of already existing amenities - neighbourhood, school, public library, community league, river valley access

4. Traffic & parking

- Traffic issues on 101 & 100 Street - need measures to slow down and discourage short cutting through the neighbourhood.
 - Consider the traffic in our area and people wanting to walk in the area.
 - Don't be afraid of parking/traffic concerns. The development will have underground parking.
 - No one is entitled to parking in front of their house. Roads and public space are paid for and are entitled to be used by everyone.
 - We're so happy they're thinking about how to support cyclists among the residents. Development supports movement away from car-oriented to walking and bikes.
 - We chose this site because it is a walkable neighbourhood with excellent public transit in all directions, downtown or out to the suburbs.
-

If you have questions about this application please contact:

Andrew McLellan, Planner

780-496-2939

andrew.mclellan@edmonton.ca

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment, Rezoning
Bylaw(s):	18113, 18114
Location:	South side of 88 Avenue NW west of 101 Street NW
Address(es):	10111, 10115, 10119 and 10123 – 88 Avenue NW
Legal Description(s):	Lots 28 - 31, Block 114, Plan 2340HW
Site Area:	2111 m ²
Neighbourhood:	Strathcona
Ward - Councillor:	8 – Ben Henderson
Notified Community Organization(s):	Central Area Council of Community Area Councils, Edmonton Federation of Community Leagues, Strathcona Centre Community League
Applicant:	Dialog

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(RF3) Small Scale Infill Development Zone & Mature Neighbourhood Overlay
Proposed Zone(s) and Overlay(s):	(DC2) Site Specific Development Control Provision
Plan(s) in Effect:	Strathcona Area Redevelopment Plan
Historic Status:	None

Written By:	Andrew McLellan
Approved By:	Tim Ford
Department:	Sustainable Development
Section:	Planning Coordination