

Bylaw 17894

To allow for the development of up to five units of row housing, Queen Mary Park

Purpose

Rezoning from RF1 to DC2, located at 10903 - 115 Street NW, Queen Mary Park.

Readings

Bylaw 17894 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Bylaw 17894 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, February 3, 2017, and Saturday, February 11, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Previous Council/Committee Action

At the February 22, 2017, City Council Public Hearing, the following motion was passed:

That Bylaws 17893 and 17894 be referred back to Administration to work with the applicant to reduce the site coverage and height long with options to reduce the 2.0 metre south setback and increase the 3.9 metre northern setback and return to the April 10, 2017, City Council Public Hearing.

Report

The purpose of Bylaw 17894 is to amend the Zoning Bylaw on the site from (RF1) Single Detached Residential Zone to (DC2) Site Specific Development Control Provision to allow for up to five units of row housing on a corner site in the Queen Mary Park neighbourhood. A proposed associated amendment to the Central McDougall/Queen Mary Park Area Redevelopment Plan (Bylaw 17893) accompanies this Bylaw.

The application went before Council for consideration on February 22, 2017, and was referred back to Administration to work with the applicant to reduce the site coverage and height along with options to reduce the south setback and increase the northern setback. As per Council's motion, the following changes to the site plan were made:

- the maximum height has been reduced from 10.0 m to 9.5 m
- a 0.9 m stepback has been introduced on the third floor along the north facade to reduce the massing and shadowing impact on the property to the north

- the front (south) setback has been reduced from 2.0 m to 1.0 m to provide additional separation from the property to the north
- the rear (north) setback has been increased from 3.9 m to 4.9 m
- the front (west) setback has been reduced from 3.0 m to 2.7 m to accommodate moving the building further south by 1.0 m

Though the number of units and site coverage remains unchanged, Administration is satisfied that the revisions described above will reduce the overall massing of the project and shadowing impact on the property to the north.

The proposed DC2 Provision also contains additional regulations to buffer the proposed development from the single detached dwelling to the north of the site by requiring separation space as per the Zoning Bylaw, providing clerestory windows on the third floor, a minimum 10.5 m² amenity area per unit, providing landscaping and fencing along the north property line, and a 1.2 m screen fence around the southeast and southwest portions of the site. One vehicular parking stall in a covered garage and one visitor parking stall will be provided off the rear lane.

All comments from civic departments and utility agencies regarding this proposed rezoning have been addressed.

Policy

- *The Way We Grow*, Edmonton's Municipal Development Plan
- Central McDougall/Queen Mary Park Area Redevelopment Plan

Corporate Outcomes

This Bylaw addresses *The Way Ahead*, Edmonton's Strategic Plan through the following Corporate Outcome and Strategic Goals:

- Edmonton is attractive and compact - This Bylaw deals with the goals of transforming Edmonton's urban form and improving Edmonton's livability by facilitating development that supports appropriately scaled and compatible residential infill in a mature neighbourhood.

Public Consultation

In November 2015, the applicant sent out pre-application notification letter to surrounding property owners as well as the president of the Queen Mary Park Community League.

On February 11, 2016, and March 10, 2016, the applicant held two separate open houses with the Queen Mary Park community.

On April 14, 2016, Sustainable Development sent an advanced notice to surrounding property owners as well as the president of the Queen Mary Park Community League.

Bylaw 17894

On June 14, 2016, and September 15, 2016, Sustainable Development held open houses regarding the application.

A summary of the comments and concerns received in response to this public consultation is included in the attached Sustainable Development report.

Attachments

1. Bylaw 17894
2. Sustainable Development report (attached to Bylaw 17893 – Item 3.7)