



## ADMINISTRATION REPORT REZONING & PLAN AMENDMENT WESTMOUNT

### 10504 - 127 STREET NW

To allow for transit-oriented multi-unit housing.



### RECOMMENDATION AND JUSTIFICATION

Administration is in **SUPPORT** of this application because:

- the site is located along the future west LRT, within 400 metres of a future LRT Stop, and within walking distance to commercial amenities;
- the site is well buffered, with minimal impacts to surrounding properties; and
- the introduction of townhouse style dwellings increases housing diversity in Westmount.

## THE APPLICATION

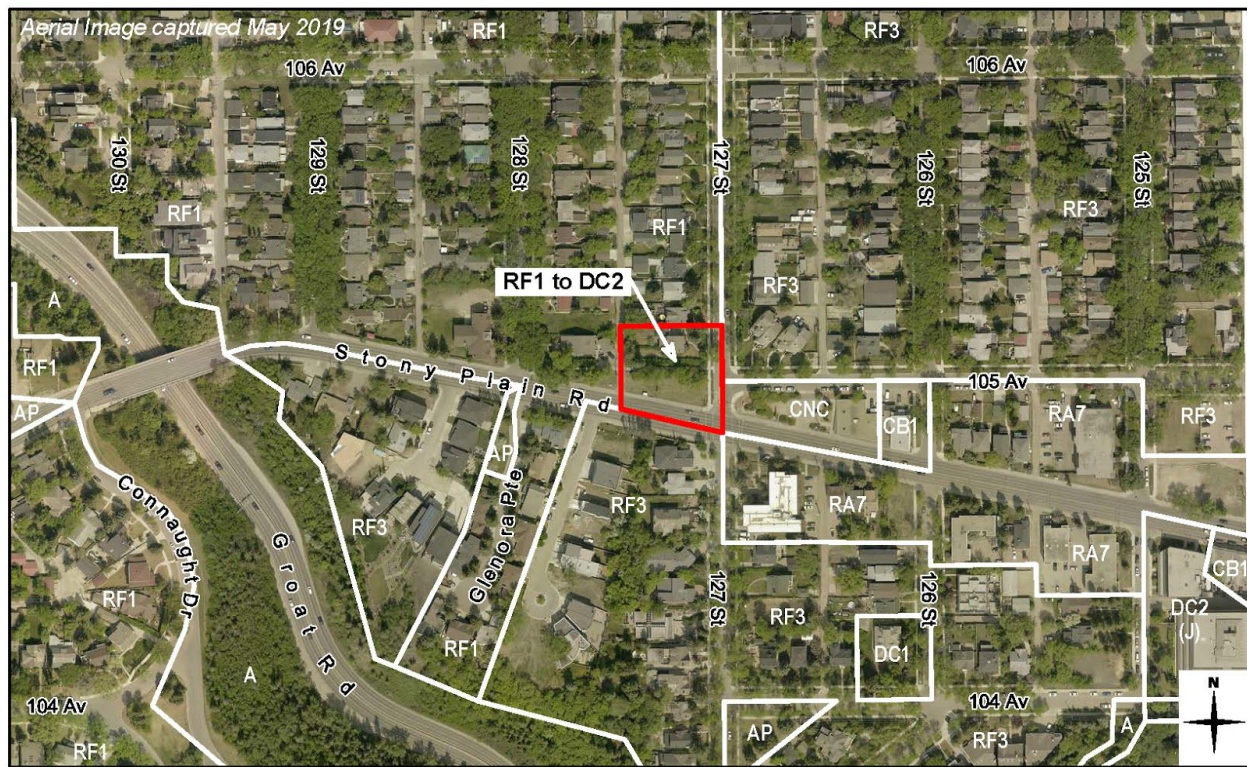
1. RESOLUTION to amend the Groat Estate Implementation Plan to redesignate the site from (RF1) Single Detached Residential Zone to (DC2) Site Specific Development Control Provision.
2. CHARTER BYLAW 19377 to amend the Zoning Bylaw to rezone from (RF1) Single Detached Residential Zone to (DC2) Site Specific Development Control Provision.

The stated intent of the applicant is to develop row housing.

## SITE AND SURROUNDING AREA

The site consists of two lots with an area totaling approximately 860 square metres. It is a corner site in the Westmount neighbourhood at the intersection of Stony Plain Road, which is an arterial road and future alignment of the Valley Line West LRT, and 127 Street NW. The site fronts onto a bike lane on 127 Street NW. It abuts a small green space to the south, and is within walking distance of Groat Ravine and the 124 Street commercial shopping area. In addition, it is located near neighbourhood convenience commercial and apartment housing development immediately to the southeast.

Bus stops along Stony Plain Road are within 100 metres walking distance of the site and the future 124 Street stop of the Valley Line West LRT will be less than 400 metres away. The LRT line will run along the abutting Stony Plain Road.

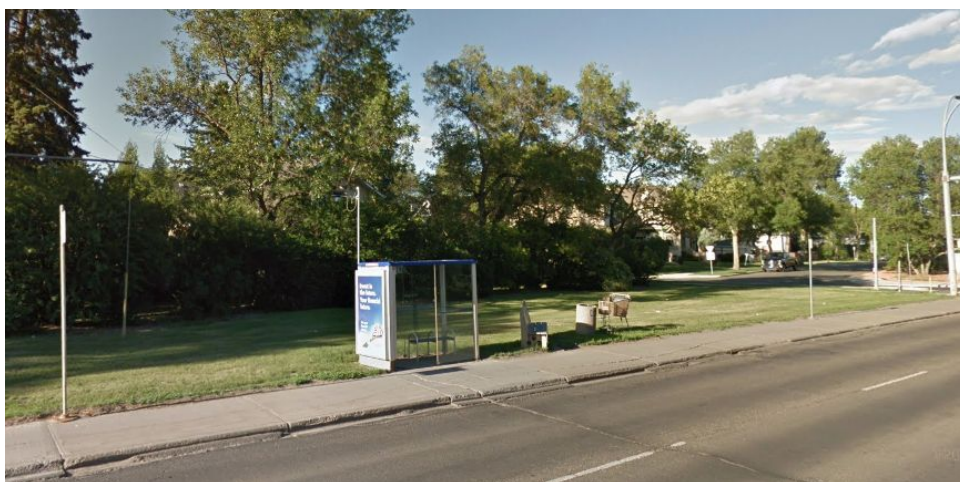


AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(RF1) Single Detached Residential Zone	Single detached house
<b>CONTEXT</b>		
North	(RF1) Single Detached Residential Zone	Single detached house
East	(RF3) Small Scale Infill Development Zone	Semi-detached housing
South	n/a	Green space/road right of way
West	(RF1) Single Detached Residential Zone	Single detached houses



VIEW OF THE SITE LOOKING NORTHWEST



VIEW OF THE SITE LOOKING NORTHEAST



VIEW OF THE SITE LOOKING SOUTHWEST

## PLANNING ANALYSIS

### LAND USE COMPATIBILITY

The proposed DC2 Provision represents an appropriately scaled, ground oriented multi-unit housing development located near various amenities including 124 Street, Groat Ravine and alternative transportation options. The Provision is based on the (RA7) Low Rise Apartment Zone, which would also be suitable at this location, but with modifications to reduce impacts to adjacent properties and allow more efficient use of the land. A comparison of the two Zones can be found in the table below. The proposed provision has the same minimum density, maximum floor area ratio, and a number of similar design regulations to the RA7 Zone, but adjusts the Zone's setbacks and height.

The 12.0 m maximum height of a building permitted under the proposed provision would be separated by a 3.2 m setback from the adjacent residential lot in the RF1 Zone which is considered sufficient. For comparison, the (RA7) Low Rise Apartment Zone would only require a 1.2 m setback to an adjacent lot zoned RF1 for the first 10.0 m in height and then 3.0 metres for the remainder of the building up to 16.0 metres in height. The proposed provision also requires a building stepback of 0.6 metres at a building height of 8.5 metres, meaning that portions of the building above this height will be 3.8 metres from the north lot line. The provision has a reduced setback along the south lot line abutting the public green space, allowing for more distance to the north and animating the pedestrian interface along Stony Plain Road.

The greatest difference in impact between the proposed provision and the RA7 Zone will come from the reduction of the rear setback. The RA7 Zone would require a setback of 7.5 metres to the west lot line, while the proposed provision requires only 1.2 m. However this impact is offset by the larger setback to the north and a number of design and privacy regulations. In addition to the articulation of the north facade through stepbacks mentioned above, all habitable room windows above a building height of 5.4 m on that facade will be required to

incorporate design techniques such as translucent window treatment, raised windows, or Privacy Screening, to ensure privacy.

Parking, if provided, will be required to be located underground, minimizing visual impacts from adjacent properties and streets.

	<b>RA7 Low Rise Apartment Zone</b>	<b>Proposed DC2 Provision</b>
<b>Height</b>	14.5 - 16.0 m	12 m
<b>East Setback</b>	~6.0 m	4.7 m
<b>North Side Setback</b>	1.2 m	3.2 m
<b>South Side Setback</b>	3.0 m	1.5 m
<b>West Setback</b>	7.5 m	1.2 m
<b>Stepback from North Lot Line</b>	3.0 m at a building height of 10 m	0.6 m at a building height of 8.5 m
<b>Maximum Floor Area Ratio</b>	2.3 - 2.5	2.5
<b>Minimum Density</b>	45 Dwellings/ha	45 Dwellings/ha

### **GROAT ESTATE IMPLEMENTATION PLAN**

The site is subject to the Groat Estate Implementation Plan. Map 7 of the Plan currently designates the site (RF1) Single Detached Residential Zone. An amendment to this map is required to redesignate the site to the new Site Specific Development Control Provision.

### **TRANSIT ORIENTED DEVELOPMENT GUIDELINES**

The subject site is located approximately 400 metres from the future Valley Line West LRT 124 Street Stop, which is an Enhanced Neighbourhood Stop under the Transit Oriented Development (TOD) Guidelines. The Guidelines indicate that densities on sites flanking an arterial road within 400 metres of Enhanced Neighbourhood Stops should be a minimum of 63 dwellings per hectare and a maximum of 125, which the proposed DC2 provision will provide.

### **RESIDENTIAL INFILL GUIDELINES**

The proposed development conforms to the location criteria of the Residential Infill Guidelines (RIGs) which recommend that row housing of six or more dwellings be located on high frequency transit corridors.

The proposed provision will also achieve built form and site design recommendations of the RIGs including:

- arranging building mass to minimize shadowing and visual impact;
- facades articulation and provision of individual front entrances;
- building frontage onto a street; and
- building length of less than 48 metres.

## **PUBLIC CONTRIBUTIONS**

The following requirements within the proposed DC2 Provision are considered to be contributions that benefit the public:

### C582 - Developer Sponsored Affordable Housing

The DC2 Provision contains the requirement for an agreement between the City and the owner, in the event that the development were to contain 12 or more dwellings, that provides the option for the City to purchase 5% of any proposed residential dwellings at 85% of market value, or to receive the equivalent value as cash-in-lieu.

### C599 - Community Amenity Contributions

A required contribution for this proposal of \$49994.27 is required to comply with City Policy C599, Community Amenity Contributions in Direct Control Provisions. The application proposes to comply with this policy through the provision of two three-bedroom units, funds for the creation of an off-site public amenity such as parks, gardens or open spaces, or a combination of the two.

## **TECHNICAL REVIEW**

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

## **PUBLIC ENGAGEMENT**

### **ADVANCE NOTICE**

January 17, 2020

- Number of recipients: 34
- Six responses received
- Number of responses in support: 0
- Number of responses with concerns: 5
- Common comments included:
  - o will set a precedent for increased height along Stony Plain Road
  - o height will create shadows
  - o will impact privacy
  - o traffic congestion and parking issues

	<ul style="list-style-type: none"> <li>o proposed development is not in line with the Mature Neighbourhood Overlay</li> <li>o site coverage is too high</li> <li>o would prefer skinny houses with secondary or garden suites</li> <li>o north setback is not large enough</li> <li>o parking ramp will impact pedestrians</li> <li>o concerned about improper shoring during construction</li> </ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"> <li>• Not held</li> </ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"> <li>• <a href="http://edmonton.ca/westmount">edmonton.ca/westmount</a></li> </ul>

## CONCLUSION

Administration recommends that City Council **APPROVE** this application.

## APPENDICES

- 1 Application Summary

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Plan Amendment and Rezoning
Charter Bylaw:	19377
Location:	Northwest corner of Stony Plain Road and 127 Street NW
Address:	10504 - 127 Street NW
Legal Description:	Lot J, Block 55, Plan 3804ET Lot 1, Block 55, Plan 3875P
Site Area:	860 square metres
Neighbourhood:	Westmount
Notified Community Organization:	Westmount Community League
Applicant:	Situate Inc.

### PLANNING FRAMEWORK

Current Zone and Overlay:	(RF1) Single Detached Residential Zone and Mature Neighbourhood Overlay
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plan in Effect:	Groat Estate Implementation Plan

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