

Bylaw 17455

To allow for the development of medium residential housing in the form of apartment housing, Jasper Park

Purpose

Rezoning from RF1 to DC2, located at 8721, 8725, 8731 and 8735 - 150 Street NW, Jasper Park.

Readings

Bylaw 17455 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 17455 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, June 10, 2016, and Saturday June 18, 2016. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Previous Council/Committee Action

At the December 14, 2015, City Council Public Hearing, the following motion was passed:

That Bylaw 17455 be referred back to Administration to work with the developer and affected stakeholders to address outstanding community concerns and issues including accessible design features and amenity space.

Report

The application proposes to rezone the subject site from (RF1) Single Detached Residential Zone to (DC2) Site Specific Development Control Provision to allow for the development of medium density residential uses in the form of apartment housing up to a maximum of 65 units. Important design criteria for the project include a minimum of 75% of the units shall incorporate Inclusive Design features and family-oriented units shall be located at-grade, with a minimum of 10% of those units incorporating Inclusive Design features. Non-accessory parking is proposed at the rear of the site to provide additional staff parking for the Lynwood Shopping Centre located east of the subject site.

The application includes an affordable housing component written into the proposed DC2 Provision. At the time of development permit approval, the City has the option to purchase 5% of the proposed number of residential units at 85% of the market price or has the ability to acquire units on the basis of future approved policy.

The application went before Council on December 14, 2015, and was referred back to Administration for further consultation and to address concerns and issues including accessible design features and amenity space.

The applicant, Administration and the Ward Councillor met with Community League representatives on March 17, 2016. Following the meeting the applicant revised the application by removing row housing and stacked housing from the list of uses, increasing the amount of inclusive design units from 35% to 75%, adding Lodging to the list of uses to accommodate housing for seniors, increasing the setback along the north property line from 3 metres to 4 metres, as well as adding a clause to ensure each ground-level dwelling has a private outdoor amenity area. Administration was satisfied that the applicant had adequately addressed the items as directed by the Motion of Council.

Civic departments and utility agencies have reviewed the application and all comments have been addressed.

Policy

The application supports the policies contained in *The Way We Grow* related to providing a mixture of housing types to accommodate a variety of demographic and incomes groups.

Corporate Outcomes

The application supports the following policies of the City of Edmonton's strategic plan *The Way Ahead*:

- The City of Edmonton has sustainable and accessible infrastructure.
- Edmonton is attractive and compact.

Public Consultation

Sustainable Development sent advance notices on February 19, 2015, to surrounding property owners, the Jasper Park, Parkview and Lynnwood Community Leagues, and the West Edmonton Communities Council Area Council. On September 10, 2015, Sustainable Development held an open house for the application.

Administration and the applicant met with Community League representatives on March 17, 2016, for further consultation in accordance with the December 14, 2015, Council motion.

A summary of the comments received from the advance notification, open house and further consultation are provided in the attached Sustainable Development report.

Attachments

1. Bylaw 17455
2. Sustainable Development report