

ATTACHMENT 2
BYLAW 17455
FILE: LDA15-0068
JASPER PARK

DESCRIPTION: ZONING BYLAW AMENDMENT from (RF1) Single Detached Residential Zone to (DC2) Site Specific Development Control Provision; JASPER PARK

LOCATION: 8721-150 Street NW, 8725-150 Street NW, 8731-150 Street NW, 8735-150 Street NW

LEGAL DESCRIPTION: Lots 15-18, Block 1, Plan 5572HW

APPLICANT: Beljan Development
Suite 1204 Oxford Tower
10025-102A Ave
Edmonton, AB T5J 2Z2

OWNER: Lynnwood Centre Inc.
Suite 3400, 10180-101 Street NW
Edmonton, AB T5J 3S4

ACCEPTANCE OF APPLICATION: February 11, 2015

EXISTING DEVELOPMENT: Vacant lot and single family homes

SUSTAINABLE DEVELOPMENT'S RECOMMENDATION: That Bylaw 17455 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (DC2) Site Specific Development Control Provision be APPROVED.

DISCUSSION

1. The Application

Sustainable Development received an application to rezone the subject site, located midblock north of 87 Avenue NW and east of 150 Street NW, from (RF1) Single Detached Residential Zone to (DC2) Site Specific Development Control Provision in the Jasper Park neighbourhood.

The proposed rezoning would 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 providing:

- 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. Administration and the applicant 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 3.0 m to 4.0 m, 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.

2. Site and Surrounding Area

The site consists of four lots currently zoned (RF1) Single Detached Residential Zone. The southernmost lot has been demolished and the northern three lots contain homes in poor condition.

The two lots north of the subject site are zoned (RF1) Single Detached Residential Zone and are developed with single family dwellings. There is an apartment building developed on the corner of the block under the (RA7) Low Rise Apartment Zone.

The lands to the east and south are zone (CSC) Shopping Centre Zone and are developed with retail uses to the east (bakery, etc.) and drive-through services to the south.

Directly across 150 Street to the west, land are currently zoned (RF1) Single Detached Residential Zone and are proposed to be rezoned (DC2) Site Specific Development Control Provision to allow for medium density residential uses in the form of row housing or stacked row housing up to a maximum of 18 or 24 units respectively.



View of site looking east

ANALYSIS

1. Compliance with Approved Plans and Land Use Compatibility

The Municipal Development Plan: *The Way We Grow* identifies Jasper Park as an “Established Neighbourhood”. The application supports the policies contained in *The Way We Grow* related to encouraging a mixture of housing types and utilizing existing infrastructure efficiently.

The subject site is technically located midblock but is at the end of the residential portion of the block. A commercial lot, between 149 Street and 150 Street, is situated between the site and the arterial road, 87 Avenue. As the site does not directly abut an arterial roadway, the application only generally complies with the Residential Infill Guidelines locational criteria for medium density residential uses. However, the general site design and regulations in the proposed DC2 Provision achieves land use compatibility in the following ways:

- The proposed developments provide a buffer between commercial uses located to the south and east, and adjacent low density residential uses to the north;
- Access from the laneway allows dwellings to be oriented to 150 Street NW thereby minimizing the perceived massing and enhancing the pedestrian realm;
- Landscaping and a 4.0 m setback along the northern boundary of the site allows for a transition between built forms and provides privacy for adjacent low density residential uses; and
- Access to the non-accessory parking shall be from the lane and will be completely screened from view from 150 Street NW.

2. Transportation and Utilities

All comments from affected civic departments and utility agencies have been addressed.

3. Surrounding Property Owners’ Concerns

Sustainable Development sent advance notification on February 19, 2015 to surrounding property owners, the Jasper Park, Parkview and Lynnwood Community Leagues, and the West Edmonton Communities Council Area Council.

Sustainable Development received three (3) responses to the advance notification. One respondent expressed concern about the proposed heights and densities being proposed, as well as the effect on surrounding property values. This respondent and a second respondent expressed a preference for condos (owner-occupancy) over rental units. The third respondent wanted confirmation that non-accessory parking was still being proposed.

On September 10, 2015, Sustainable Development held an Open House at the Jasper Park Community League for this application as well as the proposed DC2 rezoning across the street to the west. Approximately 40 property owners and interested residents attended the Open House. Below is a summary of the concerns raised at the Open House:

Density/housing type:

- Preference for owner-occupied units over rental units.
- Row housing will not attract families.
- Too many people will be added to the neighbourhood if an apartment is built. This could result in more crime.
- The area needs to preserve as much single family dwellings as possible.

Traffic:

- There is already an issue with people using the alley as a shortcut to get to McDonald's. Adding more traffic to the alley is unacceptable.
- The new developments will result in construction traffic and disturbances.

Other:

- The berm across 150 Street by the McDonald's needs to stay in place.
- The area does not need more high cost living, needs more reasonable and lower income housing.

To address the concerns related to attracting families to the neighbourhood, it was clarified that 35% of the units will be family-oriented. To address concerns related to rental versus ownership, Administration explained that tenure is not a land use consideration and that these units could be owned or rented. To address concerns related to privacy, attendees were told the DC2 Provision contains regulations to ensure adequate setbacks from adjacent low density residential uses and landscaping will provide a buffer. Attendees were told that Transportation Services was circulated as part of the technical review of the application and deemed the laneway capable of handling the extra traffic.

The following comments in support of the project were collected from the Open House questionnaires:

- The area needs new development in order to remove old housing, clean up the neighbourhood and help address existing social problems and crime.
- Adding more people to the area will bring in more kids. This will help keep the schools open and support the Community League.
- There is a need for densification and hopefully these projects will be quality developments.

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Following the referral back to Administration at the December 14, 2015 Council Public Hearing, Administration and the applicant 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 3.0 m to 4.0 m, as well as adding a clause to ensure each ground-level dwelling has a private outdoor amenity area.

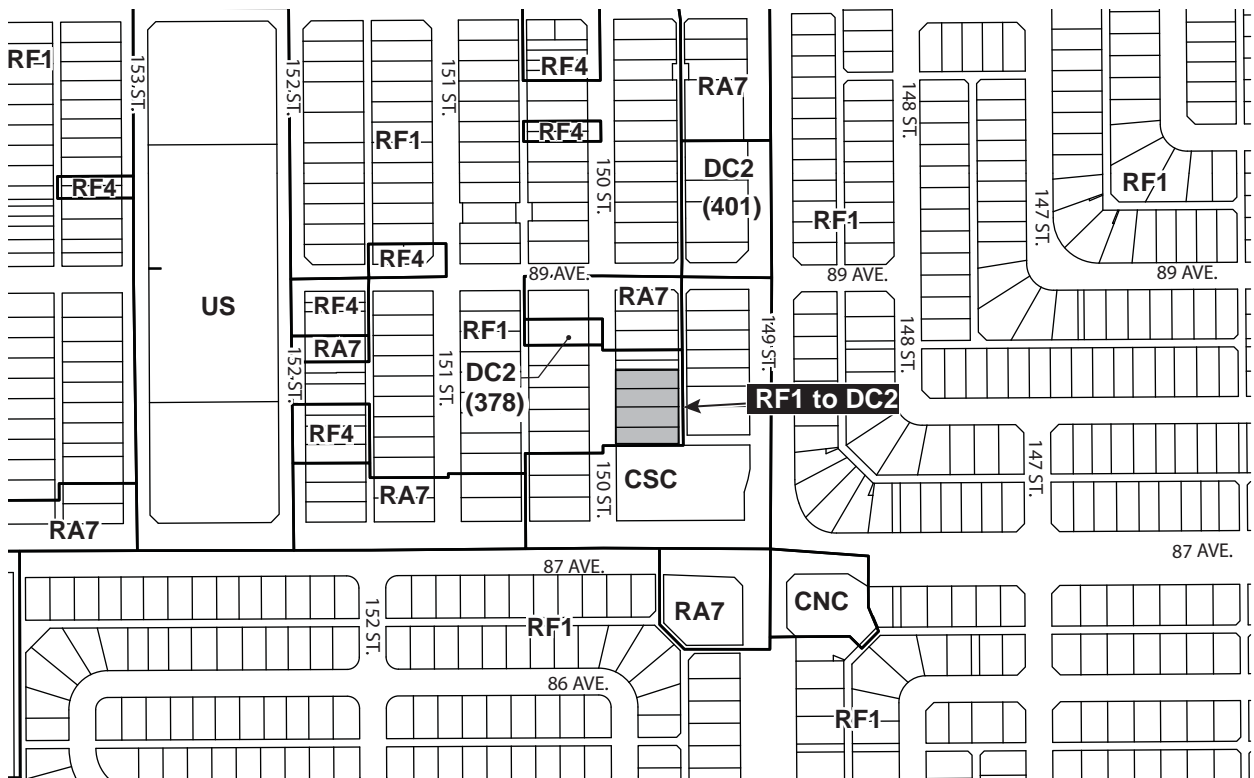
JUSTIFICATION

Sustainable Development recommends that Bylaw 17455 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (DC2) Site Specific Development Control Provision be APPROVED on the basis that the application complies with the policies of the *Way We Grow* related to encouraging a mixture of housing types and utilizing existing infrastructure efficiently, and meets the technical requirements of Civic Departments and utility agencies.

ATTACHMENTS

2a Maps

Written by: Carla Semeniuk
Approved by: Tim Ford
Sustainable Development
June 27, 2016



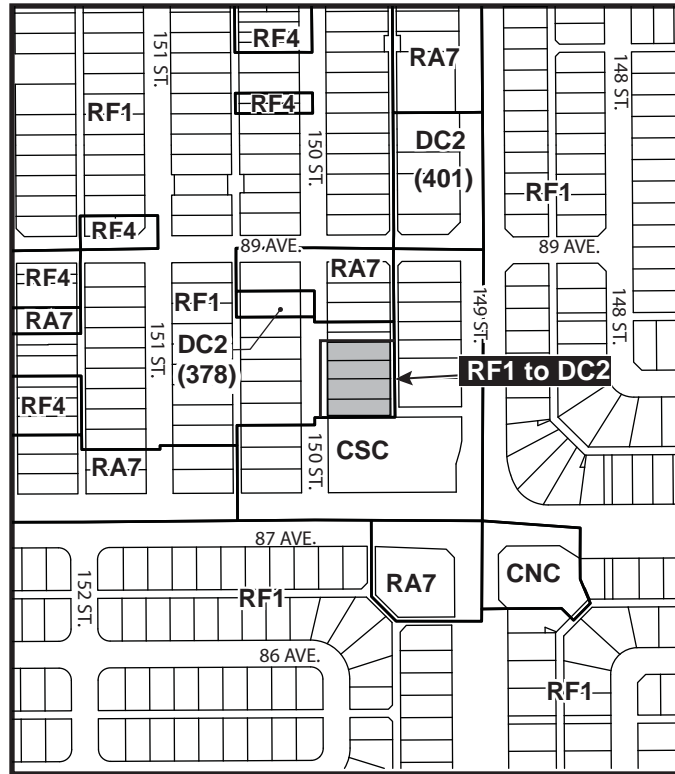
SURROUNDING LAND USE ZONES



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JASPER PARK, BYLAW 17455

Location: 8721, 8725, 8731 and 8735 - 150 Street NW



Proposed Rezoning from



RF1 to DC2



The purpose of proposed Bylaw 17455 is to change the Zoning Bylaw from (RF1) single detached residential zone to (DC2) site specific development control Provision, Lots 15-18, Block 1, Plan 5572 HW, as shown on the attached sketch. This Provision provides the opportunity for the development of medium density residential uses in the form of apartment housing. The proposed DC2 Provision contains development regulations to ensure that the site design shall be compatible with surrounding low density residential uses. 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. Sustainable Development supports this proposed bylaw.

PROPOSED REZONING

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