

**ATTACHMENT 2  
BYLAW 17613  
FILE: LDA15-0342  
ELMWOOD**

**DESCRIPTION:** ZONING BYLAW AMENDMENT from (US) Urban Service Zone to (RA8) Medium Rise Apartment Zone; ELMWOOD.

**LOCATION:** south of 87 Avenue NW between 159 and 161 Streets NW  
15901 - 87 AVENUE NW and 8609 - 161 STREET NW

**LEGAL DESCRIPTION:** Plan 7620133 Blk 1 Lot D  
Plan 582MC Blk 1 Lot B and C

**APPLICANT:** Haak, Tim  
18952 - 91 Avenue  
Edmonton, AB T5T5V9

**OWNER:** Greater Edmonton Foundation  
14220 - 109 Avenue NW  
Edmonton, AB T5N 4B3

**ACCEPTANCE OF APPLICATION:** April 28, 2015

**EXISTING DEVELOPMENT:** vacant land and existing urban service building (seniors housing and special needs accommodations)

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**SUSTAINABLE DEVELOPMENT'S RECOMMENDATION:** That Bylaw 17613 to amend the Zoning Bylaw from (US) Urban Service Zone to (RA8) Medium Rise Apartment Zone; be APPROVED.

## **DISCUSSION**

### **1. The Application**

The applicant proposes to rezone the three lots south of 87 Avenue NW between 159 and 161 Streets from (US) Urban Service Zone to (RA8) Medium Rise Apartment Zone. The three parcels (approximately 1.93 ha) currently house an assisted living structure (Meadowlark Place) and two vacant lots. It is anticipated that the existing lodge on site will be re-purposed for a memory care establishment.

The applicant's stated intent is to build a new seniors facility for the Greater Edmonton Foundation. The complex will provide for housing options from independent living to supportive living housing in various formats. The (RA8) Medium Rise Apartment Zone allows for various formats of housing including apartments for independent living and lodge housing for assisted living, whereas the current zone (US) does not have any residential housing use classes.

The applicant represents the Greater Edmonton Foundation (operating as GEF Seniors Housing), the largest not-for-profit seniors housing organization in Alberta and was founded in 1959. The Foundation was established under the Alberta Housing Act and the City of Edmonton has membership on the board. The Greater Edmonton Foundation's mandate is to provide safe, affordable and secure homes to more than 3,400 seniors in Edmonton.

### **2. Site and Surrounding Area**

The subject site is located on the edge of the established neighbourhood of Elmwood south of 87 Avenue NW between 159 and 161 Streets.

The Meadowlark Shopping Center is located north east, across 87 Avenue. South, east and west of the application area is predominantly single detached residential housing zoned (RF1) Single Detached Residential Zone. Across 87 Avenue NW, to the north, is an office building zoned (CNC) Neighbourhood Convenience Commercial Zone. The lot to the immediate east across 159 Street is also zoned (CNC) Neighbourhood Convenience Commercial Zone and is developed with a single storey commercial building.



*View of site looking south west from 87 Avenue*



*View of site looking south east from 87 Avenue*

## **ANALYSIS**

### **1. Compliance with Approved Plans and Policies**

The proposed rezoning conforms to a number of Plans and policies that support the continued use and redevelopment for the existing and proposed seniors housing complex on the site.

#### **Municipal Development Plan**

*The Way We Grow*, the Municipal Development Plan, identifies the Elmwood neighbourhood as an “Established Neighbourhood” and the proposed rezoning is consistent with the following policies that support neighbourhood revitalization and redevelopment and incorporate housing for various demographic and income groups. Further, the proposed zoning also supports policies that encourage partnerships to

maintain, upgrade and expand the new and existing affordable rental housing supply in the city.

### **Transit Oriented Development (TOD)**

The site is located at the intersection of two arterial roadways and is serviced by several existing bus routes. Also, the site is located adjacent to the future Valley Line and within 400 m of the proposed Meadowlark station which is designated as a Neighbourhood Station Type within the TOD Guidelines. The TOD Guidelines provide guidance to the type of development of such a site and encourage new development that is of a greater density/intensity.

### **Residential Infill Guidelines (RIG)**

This application generally conforms to the following Residential Infill Guidelines for Mid Rise Apartments. The subject site has direct access to an arterial with demonstrated capacity to accommodate the proposed density and satisfy the Location and Distribution criteria for a mid-rise apartment established in the Residential Infill Guidelines.

### **Land Use Compatibility**

The Zoning Bylaw requires that a Sun/shadow Impact assessment be submitted for review for development over 6 storeys in height to assess different methods to mitigate shadowing impact. Given the site's location on the northeast corner of the neighbourhood, the sun/shadow impact on adjacent low density properties to the south and west is expected to be minimal.

The (RA8) Medium Rise Apartment Zone is appropriate for this site as the Greater Edmonton Foundation fully intends to develop seniors and assisted living housing under their mandate to provide affordable, secure housing and services for seniors.

It is also anticipated that development will occur in phases based on government funding. The maximum density under the (RA8) Medium Rise Apartment Zone may not be fulfilled as these populations are not projected for the type of housing that the applicant intends to develop. Independent apartment housing is part of the full scale of seniors assisted living intended for this large site across from the future Valley LRT Line.

In summary, the proposed rezoning conforms with relevant principles and policies of the *Way We Grow*, Municipal Development Plan and the RIG and provides an opportunity to increase housing supply for the senior population on an under-utilized site.

## **2. Transportation and Utilities**

Transportation Planning have advised that a Traffic and Parking Review has been completed in support of this development. The Review advised that resident, employee and

visitor parking for the proposed development is planned to be fully accommodated on site. The traffic generated by the proposed development represents a modest increase in peak hour traffic volumes along 87 Avenue, 159 Street and adjacent local and collector roadways. Overall, the adjacent road network will continue to operate with acceptable levels of service.

All comments from other Civic Department or utility agencies have been addressed.

### **3. Surrounding Property Owners' Concerns**

An advance notice of this application was sent to the surrounding property owners and the Elmwood, Lynnwood and Meadowlark Community Leagues on July 22, 2015. Three responses were received to this notification all of which expressed concerns or opposition. The main areas of concern were regarding a perceived deficit in parking, increased traffic and a desire to see seniors housing included in the application. In response to the parking concerns, Sustainable Development clarified that the minimum parking requirements align with the Zoning Bylaw standards for sites located within 400 meters of an LRT station and that a Traffic and Parking Assessment was submitted in support of this proposal. Sustainable Development also advised that the applicant's stated intent is to build a new seniors facility for the Greater Edmonton Foundation.

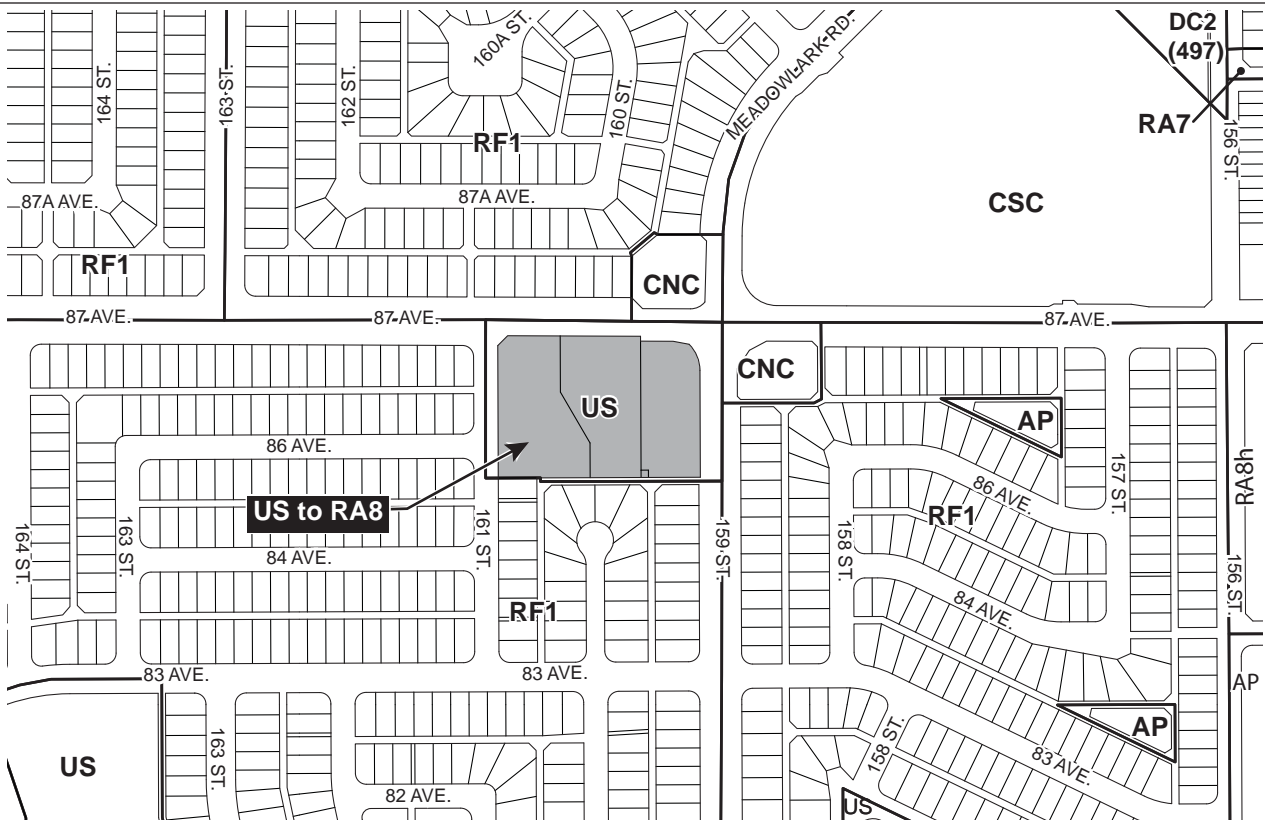
## **JUSTIFICATION**

Sustainable Development recommends that Bylaw 17613 to amend the Zoning Bylaw from (US) Urban Service Zone to (RA8) Medium Rise Apartment Zone be APPROVED on the basis that the proposed development is in accordance with the principles in *The Way We Grow*, the general intent of the Residential Infill Guidelines, is compatible with surrounding land uses, and meets the technical requirements of the Civic Departments and utility agencies. Furthermore, the proposed rezoning provides an opportunity to increase housing supply for the senior population on an under-utilized site.

## **ATTACHMENT**

2a Maps

Written by: Don Read  
Approved by: Tim Ford  
Sustainable Development  
April 18, 2016



### SURROUNDING LAND USE ZONES



FILE: LDA15-0342  
DATE: April 18, 2016  
BYLAW 17613

**ELMWOOD, BYLAW 17613**

Location: 15901 and 16003 - 87 Avenue NW and  
8609 - 161 Street NW



Proposed Rezoning from

 **US to RA8**



The purpose of proposed Bylaw 17613 is to change the Zoning Bylaw from (US) urban services zone to (RA8) medium rise apartment zone; Lot B , Block 1, Plan 582MC and Lots C and D, Block 1, Plan 7620133, as shown on the attached sketch. This zone provides the opportunity for the development of medium rise apartments. Sustainable Development supports this proposed bylaw.

**PROPOSED REZONING**

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