

**ATTACHMENT 2  
BYLAW 17619  
FILE: LDA15-0546  
WEST JASPER PLACE**

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

**LOCATION:** 9502 - 153 Street NW, 9512 – 153 Street NW, 9518 – 153 Street NW

**LEGAL DESCRIPTION:** Lot 8 & 9, Block 27, Block 2611K and Lot 7, Block 27, Plan 6530ET

**APPLICANT:** Caliber Master Builder  
9004 – 51 Avenue  
Edmonton AB T6E 5X4

**OWNER:** Marina and Boris Belostotsky  
307 Weaver Point NW  
Edmonton AB T6M 2J4

Emma and Boris Oskin  
1604 1171 – 100 Avenue NW  
Edmonton AB T5K 2G3

**ACCEPTANCE OF APPLICATION:** November 5, 2015

**EXISTING DEVELOPMENT:** The three lots are each developed with single detached housing.

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**SUSTAINABLE DEVELOPMENT'S RECOMMENDATION:** That Bylaw 17619 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (DC2) Site Specific Development Control Provision be APPROVED.

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**DISCUSSION**

**1. The Application**

This application proposes to rezone the subject site from (RF1) Single Detached Residential Zone to (DC2) Site Specific Development Control Provision to allow for rowhousing and small scale commercial uses in the established neighbourhood of West Jasper Place. The West Jasper Place neighbourhood is contained within the Jasper Place Area Redevelopment Plan, which was adopted by Council on August 24, 2015. The subject site is also within 400 m of the future Valley Line, 95th Avenue LRT station.

The applicant's intent is to develop a horizontal mixed-use building fronting on to 95 Avenue NW with a residential only building on 153 Street NW. The proposed DC2 would allow a total of 10 units of rowhousing units, with 5 units on 153 Street, as well as 5 rowhousing units with ground floor commercial units along 95 Avenue.

**2. Site and Surrounding Area**

The application is located in the southern portion of the West Jasper Place Neighbourhood, at the south west corner of 153 Street and 95 Avenue. The site currently contains three single detached houses, which the developer intends to demolish with redevelopment of the site.

The West Jasper Place Neighbourhood is predominantly designated as a residential neighbourhood and the land surrounding the area of application is developed with a mix of school and park, religious assembly and low density residential uses.

North and east of the site, as well as south of 95 Avenue, the area is primarily developed as single detached residential and zoned (RF1) Single Detached Residential Zone. The Sherwood Elementary School and Arthur Elliot Park are across the street, east of 153 Street. A church with associated parking is developed south and east of the site.



*Aerial photo of site (application boundary is approximate)*

## **ANALYSIS**

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

The proposed rezoning conforms to policies of the Municipal Development Plan, *The Way We Grow* that encourages housing unit growth to locate in mature neighbourhoods and around LRT and supports redevelopment and residential infill sensitive in scale to existing development. Furthermore the rezoning is supported by the *Jasper Place Area Redevelopment Plan* and meets the intent of the *Transit Oriented Development (TOD) Guidelines*.

The West Jasper Place neighbourhood is within the Jasper Place Area Redevelopment Plan (ARP), adopted by Edmonton City Council on August 24, 2015 (Bylaw 17260). The Jasper Place ARP identifies the subject site as Active Edge Housing, with the stated purpose “*To support a safe neighbourhood by focusing a variety of ground oriented housing opportunities around parks, open spaces and key walkways to increase visibility and overlook in these areas.*” The proposed zoning supports the policies of the ARP and is compatible with adjacent planned and existing land uses.

The subject site is also within 400 m of the future Valley Line, 95 Avenue LRT Station. The *Transit Oriented Development (TOD) Guidelines* provide guidance to the type of development of such a site. The *TOD Guidelines* describe the future 95 Avenue LRT Station as a ‘Neighbourhood’ Station. Appropriate development includes townhomes and duplex housing. While 4-storey apartments are preferred on collectors in close proximity to neighbourhood stations, the Jasper Place ARP designates the site for ground oriented housing with the opportunity for small scale commercial uses and does not support apartment housing at this location.

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The TOD guidelines also recommend neighbourhood servicing retail uses, eating establishments and professional offices close to the station; in this way the commercial component of the proposed zones is appropriate at this location.

**2. Transportation and Utilities**

All comments from Civic Departments and utility agencies have been addressed.

All necessary infrastructure for this neighbourhood's development is existing or planned within close proximity, including sanitary and storm drainage infrastructure

**3. Public Consultation**

Pre-notification (June 29, 2015)

The applicant sent out pre-application letters to the surrounding property owners and Sherwood-West Jasper Park Community League. The applicant reported receiving two response letters from nearby residents in addition to one letter and follow up emails from the Sherwood-West Jasper Park Community League. Comments received from the two landowners included concerns around providing adequate parking for the development to minimize spill over parking within the neighbourhood, how the development would impact sunlight and privacy for adjacent landowners, alley upgrades, density, that the commercial component be removed and a perceived lack of amenity area for families. Main areas of concern from the community league included aesthetics, parking, and end users of commercial uses.

Advance-notification (November 26, 2015)

On November 26, 2015, Sustainable Development sent an advance notice of this application to surrounding property owners, the Sherwood-West Jasper Community League, as well as the West Edmonton Communities Council Area Council.

Concerns were received regarding parking, privacy, sunlight, and property management. The concerns expressed by the Sherwood-West Jasper Community League related mainly to aesthetics, urban design, landscaping, parking, and the land uses perceived to be undesirable due to parking or end users. Two meetings were held to discuss these concerns, on January 14, 2016, Administration met with the applicant and the community league civics director.

On February 9, 2016, Administration attended a meeting with the Sherwood-West Jasper Community League, surrounding property owners and the Ward Councillor at a meeting hosted by the community league. Concerns discussed at the community league meeting again related to parking, alley upgrades, urban design, and the potential end users of the commercial development. Through negotiations around these concerns the applicant removed a number of land uses the community was uncomfortable with, including

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Apartment Housing, Convenience Retail Stores, Minor Amusement Establishments, and Restaurants.. Furthermore the applicant added a number of regulations related to urban design within the proposed DC2, including exclusions of vinyl siding.

In response to concerns around parking, Transportation advised that adequate parking is being provided within the proposed DC2 and that requirements will also be considered at the Development Permitting stage. If the DC2 parking regulations are not met the applicant will be required to provide a Parking Impact Assessment and justify any parking impacts.

Transportation Services has advised the applicant will be required to upgrade the alley to a paved commercial standard with redevelopment of the site from 95 Avenue to the northern site limits.

As a result of these discussions, Sustainable Development is of the opinion that the general concerns related to this application have been addressed.

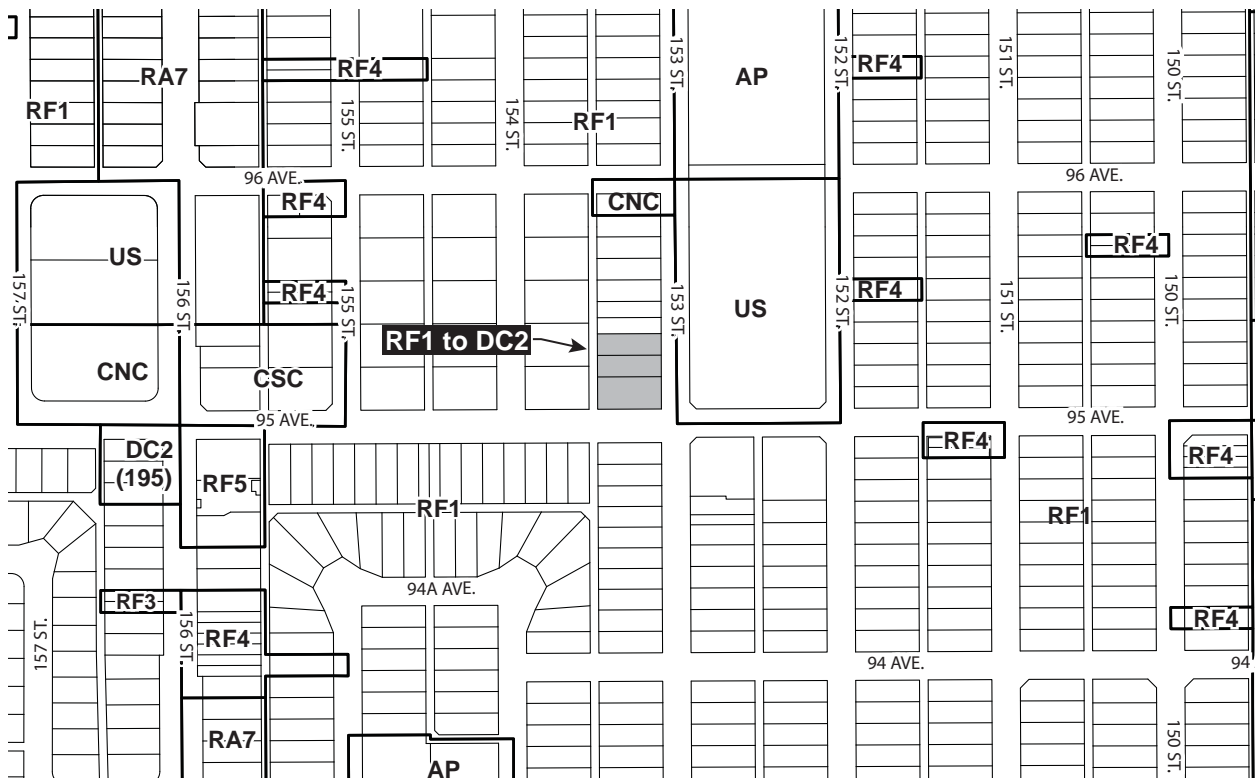
## **JUSTIFICATION**

Sustainable Development recommends that Bylaw 17619 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (DC2) Site Specific Development Control Provision to allow for rowhousing and small scale commercial uses be APPROVED on the basis that the proposed rezoning complies with the objectives and intent of The Way We Grow, conforms to the Jasper Place ARP, is compatible with adjacent planned and existing land use, and satisfies the technical and servicing requirements of the affected Civic Departments and utility agencies.

## **ATTACHMENTS**

2a Maps

Approved by: Tim Ford  
Written by: Kerry Girvan  
Sustainable Development  
April 18, 2016

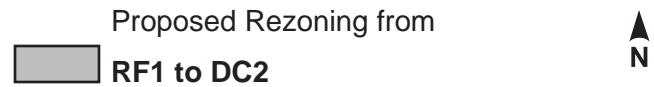
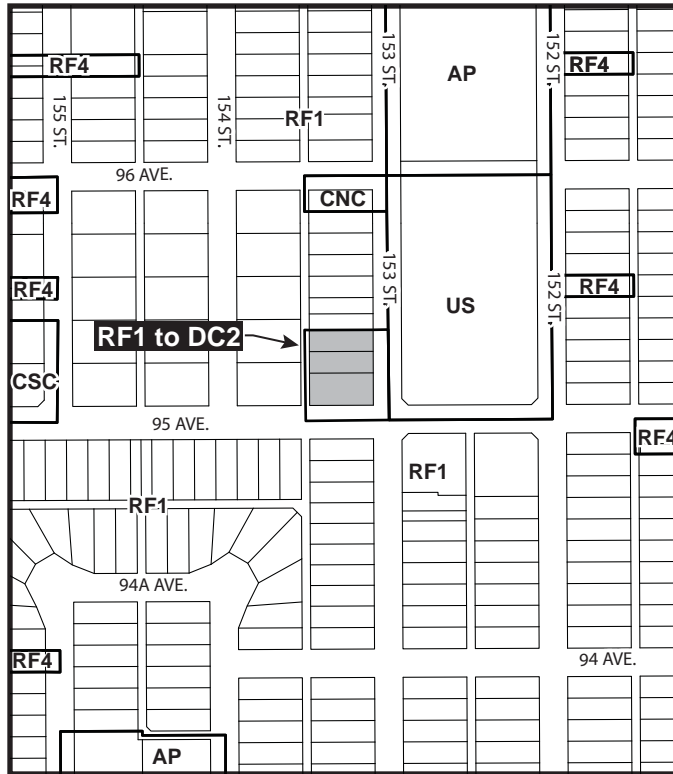


## SURROUNDING LAND USE ZONES



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 Location: 9502, 9512 and 9518 – 153 Street NW



The purpose of proposed Bylaw 17619 is to change the Zoning Bylaw from (RF1) single detached residential zone to (DC2) site specific development control provision; Lots 8 & 9, Block 27, Plan 2611KS, and Lot 7, Block 27, Plan 6530ET as shown on the attached sketch. This provision provides the opportunity for a site specific development control provision to accommodate row housing and small scale commercial uses with specific development regulations. Sustainable Development supports this proposed bylaw.

**PROPOSED REZONING**

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