

Bylaw 17472

To allow for medium density residential uses in the form of row housing, Jasper Park

Purpose

Rezoning from RF1 to DC2, located at 15530 – 90 Avenue NW and 9005 – 156 Street NW, Jasper Park.

Readings

Bylaw 17472 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 17472 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, April 1, 2016, and Saturday, April 9, 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 17472 be referred back to Administration to work with the applicant and the community on:

- a) configuration of units
- b) setbacks or setbacks to northern boundaries
- c) administration cleanup of stacked row housing

Report

The application went before Council in December 2015, and was referred back to Administration for further consultation and review of the configuration of the units, setbacks or setbacks at the north property line and administrative cleanup of the proposed DC2 Provision. The applicant met with the Ward Councillor and Community League representatives in January 2016. Following the meeting, the applicant revised the proposed site plan by increasing setbacks along the north property line from 3.5 metres to 4.5 metres and the south property line from 3.5 metres to 4.0 metres. Changes to the configuration of units were not deemed necessary.

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 row housing developed in a manner that is compatible with adjacent single family dwellings. The applicant's intent is to develop 10 units of row housing up to a maximum height of 8.6 metres.

Access to the subject site from 90 Avenue NW will be provided by way of an interior access road leading to rear attached garages. The west facing units will front onto 156 Street NW, creating an active streetscape. The east facing units will be oriented to the laneway. These units will be buffered from the laneway with enhanced landscaping and fencing. Enhanced landscaping will also be provided on the south and north boundaries of the site.

Policy

The application supports the policies contained in the *The Way We Grow* related to providing a mixture of housing types to accommodate a variety of demographic and income groups. The application also meets the locational criteria for row housing development recommended in the *Residential Infill Guidelines*.

Corporate Outcomes

This application supports the City of Edmonton's Strategic Goal to Transform Edmonton's Urban Form by allowing for the opportunity for infill development in accordance with the regulations contained in the proposed DC2 Provision. Specifically, the application supports the objective that Edmonton is attractive and compact.

Public Consultation

Sustainable Development sent advance notification of this application on March 18, 2015, to surrounding property owners, the Jasper Park and Meadowlark Community Leagues and the West Edmonton Communities Council Area Council. A summary of the comment received from the advance notification and Open House is provided in the attached Sustainable Development report.

Attachments

1. Bylaw 17472
2. Sustainable Development report