

**ATTACHMENT 2  
BYLAW 17472  
FILE: LDA15-0139  
JASPER PARK**

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

**LOCATION:** 15530 – 90 Avenue NW; 9005 – 156 Street NW

**LEGAL DESCRIPTION:** Lots 1 & 2, Block 3, Plan 4931 KS

**APPLICANT:** Aj Jomha  
67 Wolf Crescent NW  
Edmonton, AB T5T 1E1

**OWNER:** 1689327 Alberta Ltd.  
67 Wolf Crescent NW  
Edmonton, AB T5T 1E1

**ACCEPTANCE OF APPLICATION:** March 18, 2015

**EXISTING DEVELOPMENT:** Single detached dwellings

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**SUSTAINABLE DEVELOPMENT'S RECOMMENDATION:** That Bylaw 17472 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (DC2) Site Specific Development Control Provision be APPROVED.

## **DISCUSSION**

### **1. The Application**

This application proposes to rezone the subject property from (RF1) Single Detached Residential Zone to (DC2) Site Specific Development Control Provision to allow for medium density residential uses developed in a manner that is compatible with adjacent single family dwellings to the north. The applicant's intent is to develop 10 units of row housing up to a maximum height of 8.6 m.

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.

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, stepbacks 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 m to 4.5 m and from 3.5 m to 4.0 m along the south property line. Changes to the configuration of units were not deemed necessary. The applicant also amended the proposal to remove stacked row housing from the uses and decreased the maximum height to 8.6 m.

Administration was satisfied that the applicant had adequately addressed the items as directed by the Motion of Council.

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

The subject site is located north of 90 Avenue NW and east of 156 Street in the Jasper Park neighbourhood. The subject site consists of two residential lots totaling approximately 0.14 ha.

Lands immediately north and east of the subject site are zoned (RF1) Single Detached Residential Zone and are developed with single family dwellings.

Land to the south is zoned (DC2) Site Specific Development Control Provision and is developed with a low rise apartment building.

Land to the west is zoned (US) Urban Services and contains the Jasper Place Public Library. There are also medium density residential uses developed under a DC2 Provision located to southwest of the subject site.



*View of site looking east from 156 Street NW.*

## **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 following policies contained in *The Way We Grow*:

- 3.5.1.1 - Support redevelopment and residential infill that contribute to the livability and adaptability of established neighbourhoods.
- 4.2.1.6 - Optimize the use of existing infrastructure in established neighbourhoods.
- 4.4.1.1 - Provide a broad and varied housing choice, incorporating housing for various demographic and income groups in all neighbourhoods.

The proposed rezoning complies with the *Residential Infill Guidelines* which encourages sensitive infill in mature neighbourhoods and will allow for development that is compatible with adjacent low density residential dwellings. The *Residential Infill Guidelines* locational criteria support the development of row housing on corner sites along arterial roadways. 156 Street NW is an arterial road and the site is a corner lot.

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The application will result in land use compatibility with adjacent single family homes to the north and east in that the maximum height in the proposed DC2 Provision reflects the *Mature Neighbourhood Overlay* maximum permitted height of 8.6 m. Increased setbacks, landscaping and fencing will further buffer the proposed development from existing homes.

The subject site is within 400 m of the existing Meadowlark Transit Centre and future LRT Station. The application complies with the *Transit Oriented Development (TOD) Guidelines* in terms of allowing for street-oriented residential infill in proximity to an existing Transit Centre and future LRT Station.

**2. Transportation and Utilities**

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

**3. Parks and School Boards**

The Parks Planning Unit of Sustainable Development and the Edmonton Public School Board have expressed no objections to this application.

**4. Surrounding Property Owners' Concerns**

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. Sustainable Development received one (1) response to the advance notification. The respondent asked about parking and was advised that adequate on-site parking will be a requirement for development.

**JUSTIFICATION**

Sustainable Development recommends that Bylaw 17274 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 providing a mixture of housing types, meets the locational criteria of the *Residential Infill Guidelines*, is consistent with surrounding development and meets the technical requirements of Civic Departments and utility agencies.

**ATTACHMENTS**

2a Maps

Written by: Carla Semeniuk  
Approved by: Tim Ford  
Sustainable Development  
April 18, 2016

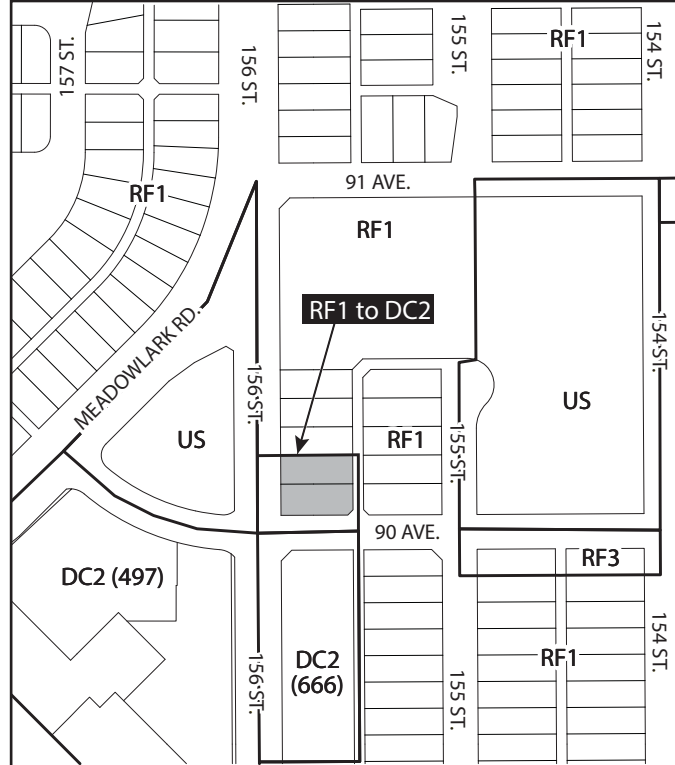



## SURROUNDING LAND USE ZONES

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BYLAW 17472

## JASPER PARK BYLAW 17472

Location: 15530 – 90 Avenue NW  
and 9005 – 156 Street NW



Proposed Rezoning from  
 **RF1 to DC2**



The purpose of proposed Bylaw 17472 is to change the Zoning Bylaw from (RF1) single detached residential zone to (DC2) site specific development control provision, Lots 1 & 2, Block 3, Plan 4931 KS, as shown on the attached sketch. This zone provides the opportunity for medium density residential uses in the form of row housing developed in a manner that is compatible with adjacent single family dwellings. Sustainable Development supports this proposed bylaw.

## PROPOSED REZONING

FILE: LDA15-0139

DATE: April 18, 2016

SUSTAINABLE DEVELOPMENT