

DESCRIPTION: AMENDMENT TO THE BULYEA HEIGHTS
NEIGHBOURHOOD STRUCTURE PLAN

ZONING BYLAW AMENDMENT from (AP) Public Parks Zone, (CS2) Community Services 2 Zone, (CS3) Community Services 3 Zone, and (RA7) Low Rise Apartment Zone to (AP) Public Parks Zone, (CS3) Community Services 3 Zone, and (US) Urban Services Zone; BULYEA HEIGHTS

LOCATION: East of Terwillegar Drive NW and South of Bulyea Road NW;
300 Bulyea Road NW

LEGAL DESCRIPTION: Portions of Lot 1, Block 122, Plan 8621816

APPLICANT: City of Edmonton
Civic Property Services
9803-102A Avenue
Edmonton, AB

OWNERS: City of Edmonton
1 Sir Winston Churchill Square
Edmonton, AB

ACCEPTANCE OF APPLICATION: May 5, 2015

EXISTING DEVELOPMENT: Community facilities, including an elementary school and park space with outdoor recreational uses and a community league hall

SUSTAINABLE DEVELOPMENT'S RECOMMENDATION: That Bylaw 17576 to amend the Bulyea Heights Neighbourhood Structure Plan be APPROVED.

That Bylaw 17577 to amend the Zoning Bylaw from (AP) Public Parks Zone, (CS2) Community Services 2 Zone, (CS3) Community Services 3 Zone, and (RA7) Low Rise Apartment Zone to (AP) Public Parks Zone, (CS3) Community Services 3 Zone, and (US) Urban Services Zone be APPROVED.

DISCUSSION

1. The Application

This application proposes an amendment to the Bulyea Heights Neighbourhood Structure Plan (NSP) and an associated rezoning. The existing school and park site in the NSP contains two vacant building envelopes for schools that were previously declared surplus to school board needs.

The proposed amendment replaces the opportunity for seniors' apartment housing on one of the building envelopes with the opportunity to develop row housing for first time homebuyers and relocates the existing designated first time homebuyers building site, next to it and adjacent to the convenience commercial site on the edge of the neighbourhood. This results in one 1.64 ha building site equal in area to both vacant surplus school building envelopes.

The associated proposed rezoning replaces the (RA7) Low Rise Apartment Zone on the site with (CS3) Community Services 3 Zone and exchanges a CS3 zoned portion of the site with an (AP) Public Park Zoned portion, to accommodate the development of row housing under the First Place Program. The balance of the proposed rezoning supports the continued school and park uses on the affected land within the (US) Urban Services Zone and AP Zone respectively. Under the proposed CS3 Zone, up to 88 dwelling units of row housing could be accommodated on the proposed area for this use. However, the applicant has expressed a target of 85 dwelling units on the consolidated building site.

2. Site and Surrounding Area

The larger 11.6 ha school/park site is located on the western edge of the established neighbourhood of Bulyea Heights, East of Terwillegar Drive NW and South of Bulyea Road NW. The subject land is occupied by community service, recreation and park uses including baseball diamonds, an outdoor ice rink, soccer and football fields, basketball courts, a playground, tennis courts, a community league hall and an elementary school.

The site is in proximity to single detached housing to the east and south zoned (RF1) Single Detached Residential Zone and neighbourhood commercial uses to the west and north zoned (CNC) Neighbourhood Convenience Commercial Zone. The commercial parcels accommodates a range of commercial uses including a Gas Bar, Rapid Drive-through Vehicle Service (car wash), Child Care Service, Health Service, Commercial School, Personal Service Shop, and Restaurant/Neighbourhood Pub. An arterial roadway (Terwillegar Drive NW) is directly west of the site.



View of proposed row housing site, looking southwest

ANALYSIS

1. Compliance with Approved Plans and Land Use Compatibility

The Way We Grow, Edmonton's Municipal Development Plan

This application supports *The Way We Grow* policies of accommodating growth and housing choices in established neighbourhoods, including:

- 3.5.1.1 – Support redevelopment and residential infill that contribute to the livability and adaptability of established neighbourhoods and which are sensitive to existing development; and
- 4.4.1.1 – Provide a broad and varied housing choice, incorporating housing for various demographic and income groups in all neighbourhoods.

The Way We Live, Edmonton's People Plan

This application supports the following policies of *The Way We Live*:

- 2.2.1 Provides access to its parks, natural areas and green spaces for the enjoyment of Edmontonians; and
- 3.3.1 Provides, partners and advocates for a variety of housing programs to meet the diverse needs of Edmontonians.

BYLAW 17576
BYLAW 17577
FILE: LDA15-0203
BULYEA HEIGHTS

Bulyea Heights NSP

This application conforms to the policies and intent of the existing Bulyea Heights NSP which was previously amended to allow the opportunity to develop housing for first time homebuyers on the site to an area equal to a vacant surplus school building envelope.

The proposed NSP amendment includes:

- Removing the text and map references to seniors housing and relocating the symbol for the First Time Homebuyers site; and
- Revising the text adopted by Bylaw 14442 on December 12, 2006 to allow for row housing for first time homebuyers on an area equal to both vacant school building envelopes.

The proposed rezoning and resulting development is compatible with existing development in proximity to the application area. Surrounding development includes neighbourhood commercial uses and single detached housing.

2. Transportation and Utilities

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

Transportation Planning has reviewed a Traffic Assessment Report in support of the rezoning proposal. Based on this report, traffic generated by the proposed development of the First Place site with up to 85 dwelling units represents a modest increase in peak hour traffic volumes along Bulyea Road NW. The proposed development will generate less traffic than the originally planned elementary and junior high schools. Overall, traffic volumes along Bulyea Road NW will continue to operate within acceptable limits for a collector roadway.

The report notes that substantial delays are currently experienced by westbound motorists on Bulyea Road NW approaching the Terwillegar Drive NW northbound intersection in the AM peak hour, primarily due to queues associated with the westbound to northbound right turn. Outside of the AM peak hour, all intersections operate at acceptable levels and will continue to do so with the development of the First Place site.

Terwillegar Drive NW will ultimately be upgraded to a freeway facility, including a grade separated interchange at 40 Avenue NW (Bulyea Road NW) when funding is available. The City of Edmonton monitors the intersection on an ongoing basis to adjust signal timings. However, there is no additional capacity within the existing intersection configuration.

3. Parks and School Boards

While Parks Planning expressed no concern with the proposed plan amendment and rezoning, they noted that any future development on the Bulyea Heights school/park site would be evaluated to determine the viability and use of GHV Bulyea Park and ensure it is not compromised.

The Edmonton Public School Board expressed support for the proposal to rezone the existing envelope of George H. Luck School to (US). The Edmonton Catholic School District expressed no concerns regarding the proposed plan amendment and rezoning application.

4. Environmental Review

Phase I and II Environmental Site Assessment Reports have been reviewed and the site has been deemed suitable for the intended uses.

5. Public Consultation

Prior to the application submission, Sustainable Development hosted an open house on October 29, 2014, to discuss options, answer questions, and address concerns about development on the Bulyea Heights surplus school sites. Approximately 130 residents attended this meeting. An online questionnaire was also made available on the City of Edmonton's website and 29 responses were received. Feedback from the open house questionnaire was summarized in a 'What We Heard Report,' available on the City of Edmonton's website.

Upon receipt of this application, Sustainable Development sent approximately 1,230 advance notices to the surrounding property owners, the Brookview, Oak Hills, Ogilvie Ridge and Riverbend Community Leagues, the Edmonton Federation of Community Leagues, the Brookview Community Association, the Southwest Area Council of Community Area Council and the Terwillegar Riverbend Advisory Council Area Council on May 14, 2015.

Open house and online responses indicated:

- A majority preferred the proposed single First Place (First Time Homebuyers) housing site;
- Several respondents preferred a single combined First Place and seniors' housing site located at the northeast corner of GHV Bulyea Park;
- Several respondents preferred leaving the two separate sites as currently approved;

BYLAW 17576
BYLAW 17577
FILE: LDA15-0203
BULYEA HEIGHTS

- Other comments were that traffic is a significant problem in the community that must be addressed, particularly at peak hours and around the school and that consideration needs to be given to George H. Luck School's capacity and the effect of an influx of new residents.

Of the 31 emails, letters and phone calls received in response to the advance notice, five expressed support noting that they felt that the proposal reflected feedback gathered through previous community input and allows for better access to GHV Bulyea Park than the currently approved housing locations. Three responses were requests for more information which was provided.

Twenty-three responses expressed non-support for the application, 21 of which included traffic-related concerns about congestion, traffic safety, site access, shortcutting through the neighbourhood, and lack of parking. Transportation Planning's response addresses many of these concerns. In regard to site access, Transportation Planning advises that access should align with the intersection of Bulyea Road NW and Burton Road NW and that access locations and configurations will be reviewed at the Development Permit stage. In terms of parking, it was noted that off-street parking requirements will be reviewed at the Development Permit stage according to the Zoning Bylaw requirements.

Nine comments were about perceptions of low income housing negatively impacting the neighbourhood and how a population increase may result in increased crime in the area. It was clarified that the proposal is for owner-occupied market housing for first time homeowners. Engagements are planned between the applicant, builder (Rohit), and community volunteers in which site and building design strategies to prevent crime will be discussed.

Seven comments included concern about negative impacts on property values as a result of future development. Based on research conducted after the First Place Program sites were built in Canon Ridge and Greenview, surrounding properties experienced a negligible impact on assessed values. In Canon Ridge and Greenview, property values remained very close to citywide averages after construction (based on neighbourhood values for 2009, 2010 and 2011).

Seven respondents noted concerns about building design and density. In regard to building design, it was noted that the applicant and builder will be meeting with community volunteers on design elements for the site and building. It was noted that the current zoning allows up to 149 dwelling units compared to 88 row housing units under the proposed CS3 Zone.

Seven respondents noted a preference for the currently approved proposal, including seniors housing. It was noted that the proposal reflects the majority preference of the October 2014 open house and online survey.

**BYLAW 17576
BYLAW 17577
FILE: LDA15-0203
BULYEA HEIGHTS**

Six respondents expressed concern about loss of open space and poor access to Bulyea Park. It was pointed out that the area being utilized for housing equals the area of the vacant school building envelopes only. In addition, the applicant has committed to working with the community in considering site layout and programming in the park.

Three responses included concern about drainage and sewer capacity, the costs of infrastructure upgrades that may be required for the proposed development and who pays for them. As part of Drainage Services' response to this application, it was noted that the development will require onsite stormwater management to restrict the storm flow rate. Costs for infrastructure connections and/or upgrades will be borne by the end-builder.

JUSTIFICATION

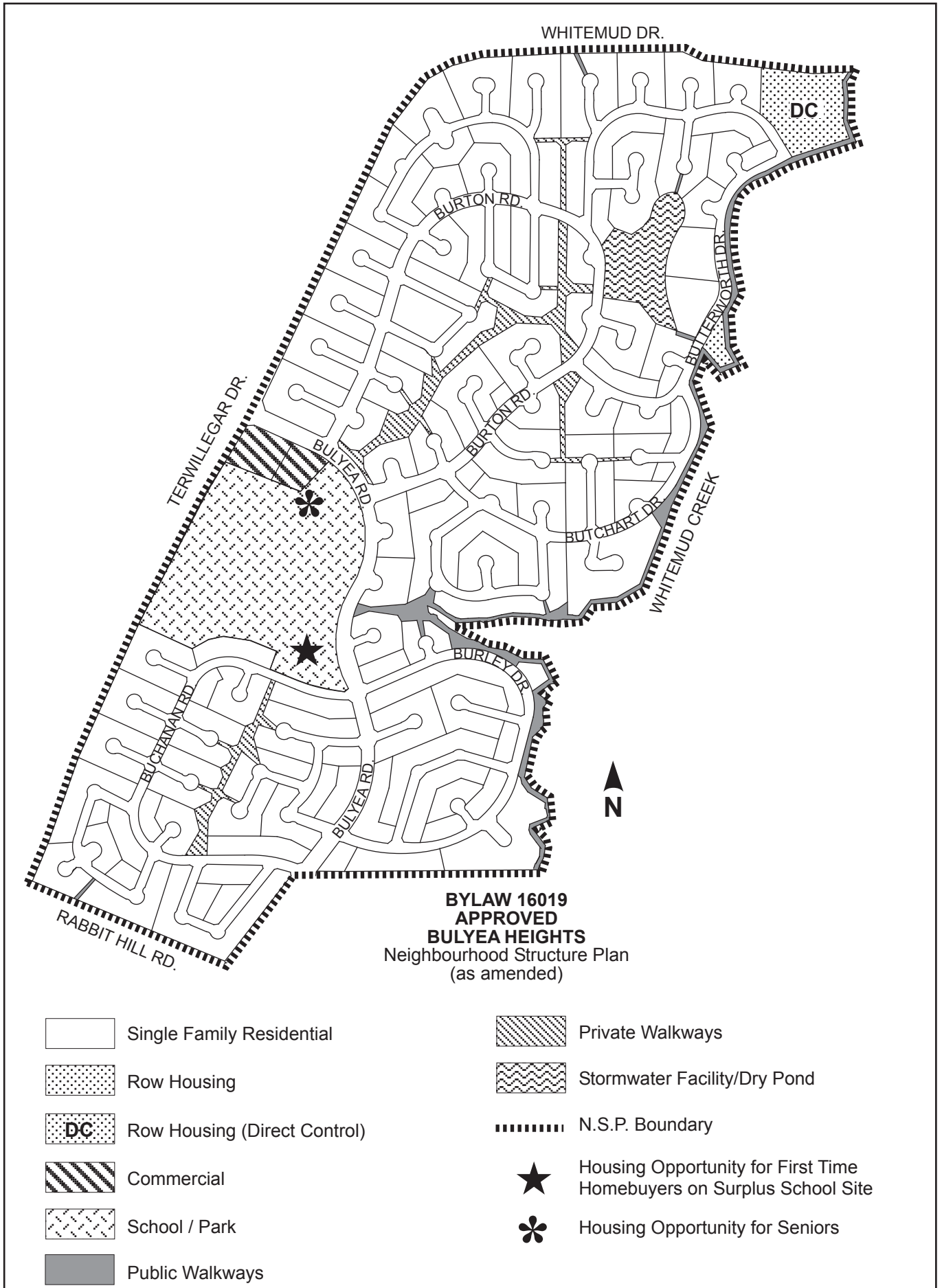
Sustainable Development recommends that Bylaw 17576 to amend the Bulyea Heights Neighbourhood Structure Plan and Bylaw 17577 to amend the Zoning Bylaw from (AP) Public Parks Zone, (CS2) Community Services 2 Zone, (CS3) Community Services 3 Zone, and (RA7) Low Rise Apartment Zone to (AP) Public Parks Zone, (CS3) Community Services 3 Zone, and (US) Urban Services Zone be APPROVED on the basis that the application:

- supports the policies of *The Way We Grow* and *The Way We Live*;
- supports the intent of the Bulyea Heights Neighbourhood Structure Plan;
- is compatible with the adjacent land uses; and
- satisfies the technical and servicing requirements of the affected Civic Departments and utility agencies.












ATTACHMENT

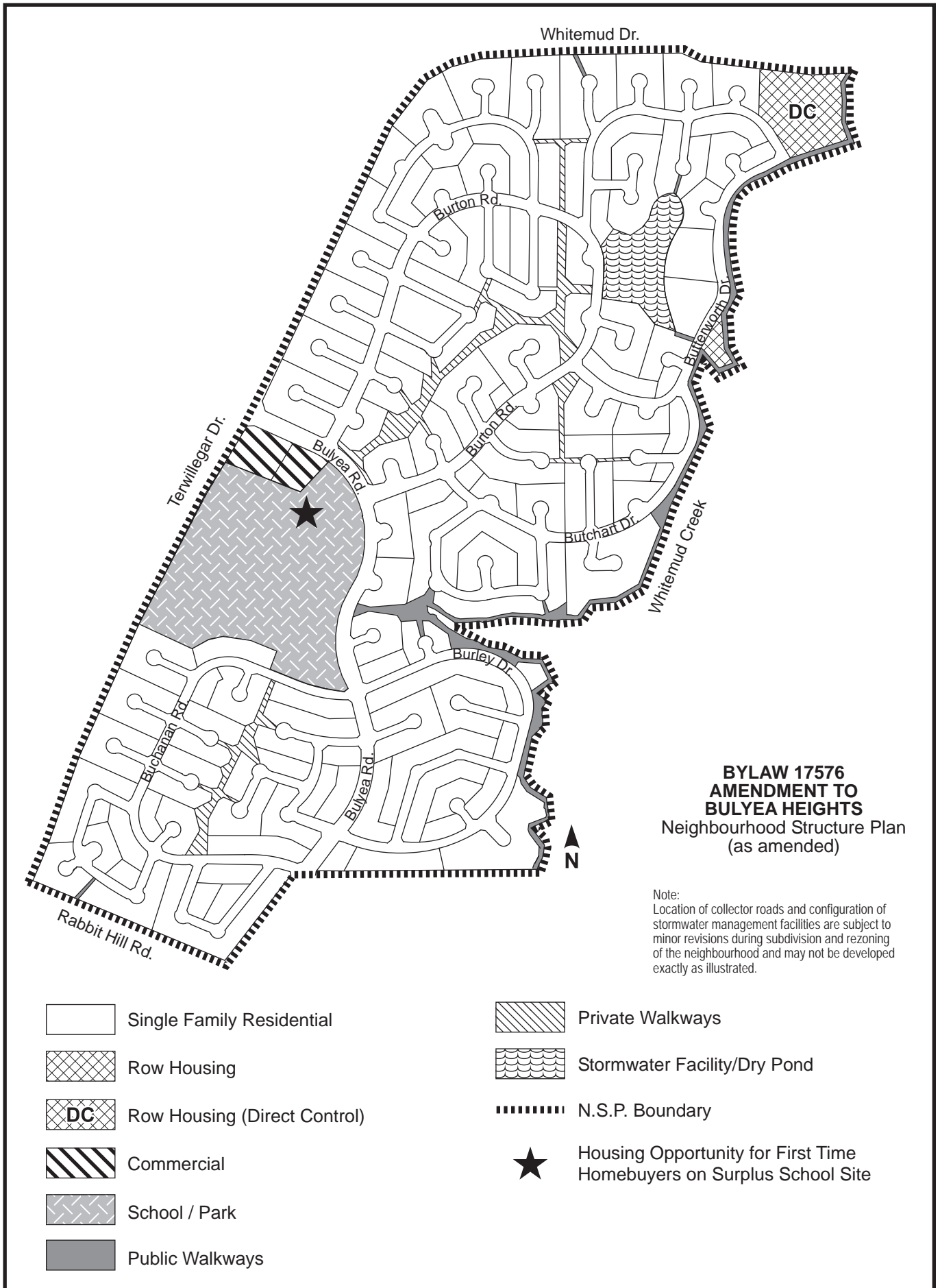
2a Maps

Written by: Kyle Witiw
Approved by: Tim Ford
Sustainable Development
April 4, 2016













**BYLAW 16019
APPROVED
BULYEA HEIGHTS**
Neighbourhood Structure Plan
(as amended)

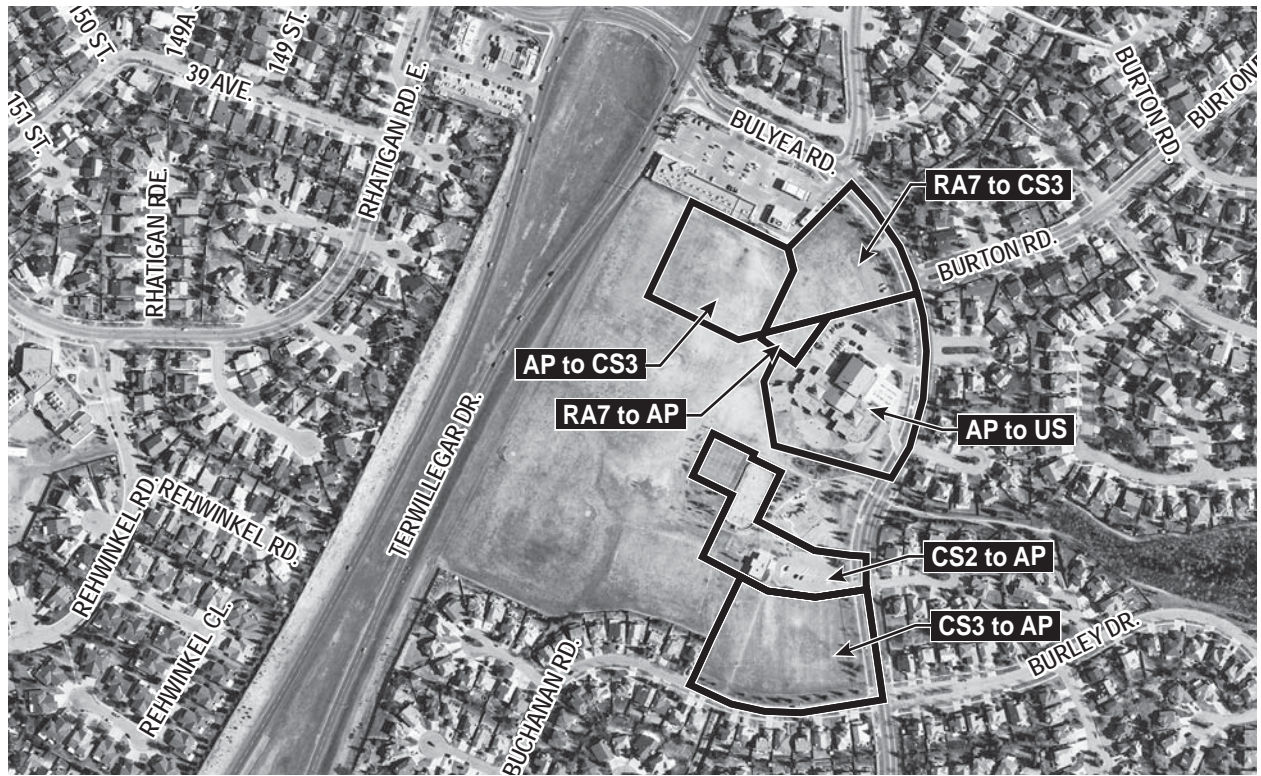
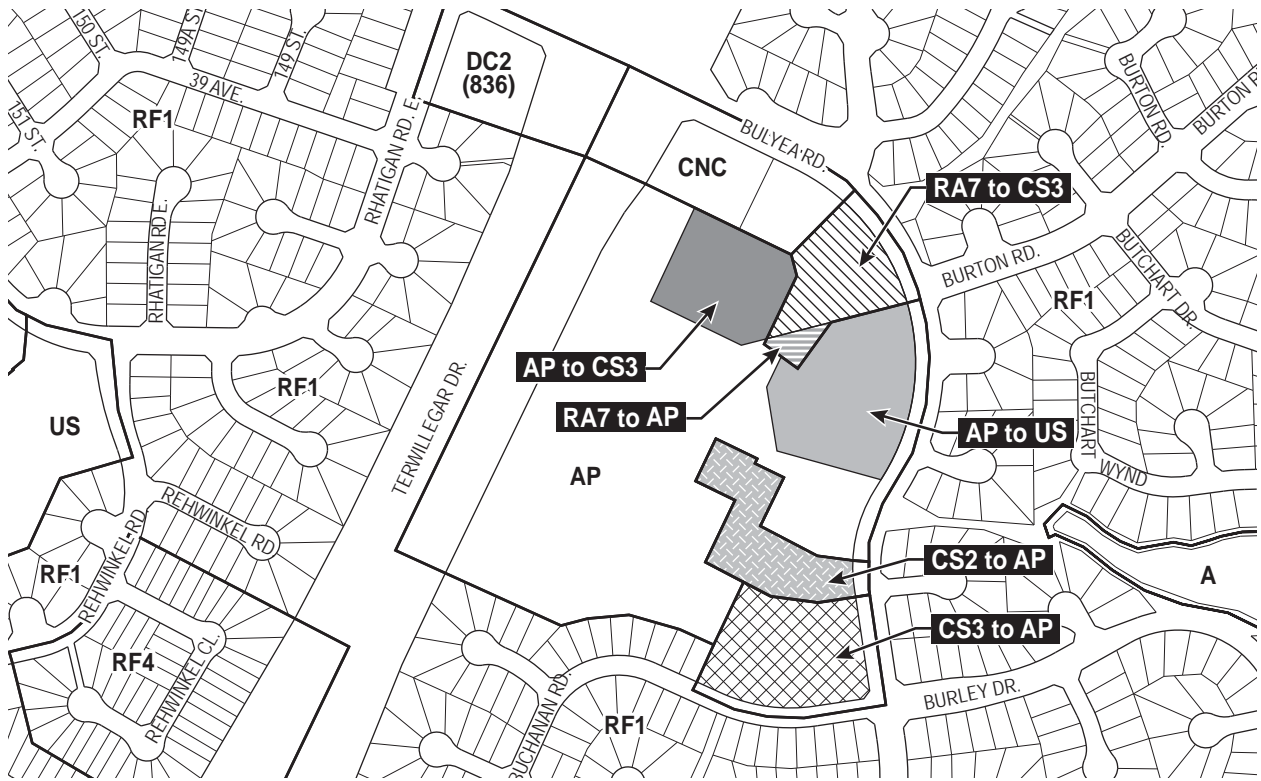
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|---|------------------------------|---|--|
|  | Single Family Residential |  | Private Walkways |
|  | Row Housing |  | Stormwater Facility/Dry Pond |
|  | Row Housing (Direct Control) |  | N.S.P. Boundary |
|  | Commercial |  | Housing Opportunity for First Time Homebuyers on Surplus School Site |
|  | School / Park |  | Housing Opportunity for Seniors |
|  | Public Walkways | | |



**BYLAW 17576
AMENDMENT TO
BULYEA HEIGHTS
Neighbourhood Structure Plan
(as amended)**

Note:
Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

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|---|------------------------------|---|--|
|  | Single Family Residential |  | Private Walkways |
|  | Row Housing |  | Stormwater Facility/Dry Pond |
|  | Row Housing (Direct Control) |  | N.S.P. Boundary |
|  | Commercial |  | Housing Opportunity for First Time Homebuyers on Surplus School Site |
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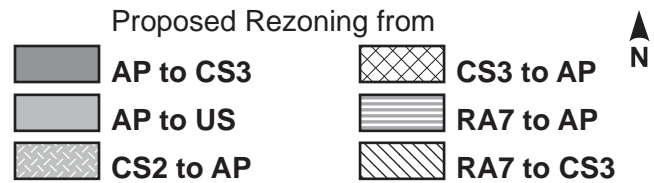
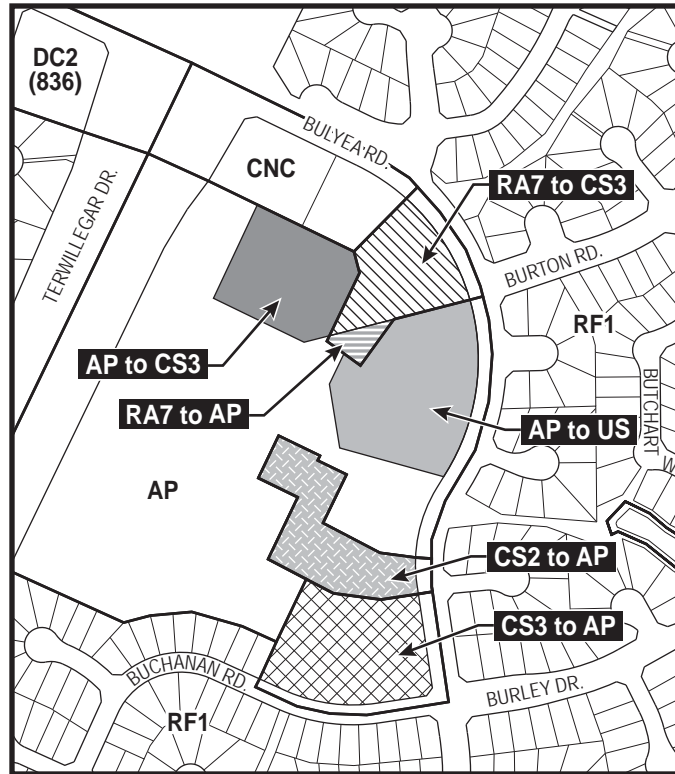


SURROUNDING LAND USE ZONES



FILE: LDA15-0203
 DATE: April 4, 2016
 BYLAW 17530

BULYEA, BYLAW 17577
 Location: 300 Bulyea Road NW



The purpose of proposed Bylaw 17577 is to change the Zoning Bylaw from (AP) public parks zone, (CS2) community services 2 zone, (CS3) community services 3 zone, and (RA7) low rise apartment zone to (AP) public parks zone, (CS3) community services 3 zone, and (US) urban services zone; portions of Lot 1, Block 122, Plan 8621816, as shown on the attached sketch. These zones provide the opportunity for row housing development under the First Place Program within the proposed (CS3) community services 3 zone and for the continued use of an existing school and park site within the (US) urban services zone and (AP) public park zone, respectively. The site where row housing is proposed corresponds to an area equal to the vacant surplus school building envelopes of two school sites in GHV Bulyea Park that were declared surplus to school board needs. Sustainable Development supports this proposed bylaw.

PROPOSED REZONING

FILE: LDA15-0203
 DATE: April 4, 2016