

**ATTACHMENT 2  
BYLAW 17578  
FILE: LDA15-0384  
CANORA**

**DESCRIPTION:** ZONING BYLAW AMENDMENT from (RF2) Low Density Infill Zone to (RF3) Small Scale Infill Development Zone;  
CANORA

**LOCATION:** 10501 - 151 STREET NW  
**LEGAL DESCRIPTION:** Lot 1, Block 55, Plan 965AH

**APPLICANT:** Mohamed Schaaban  
15408 - 109 Avenue  
Edmonton, AB. T5P0Y4

**OWNERS:** YMC Development Corporation  
18049 - 152 Street NW  
Edmonton, AB. T5P 1Z4

**ACCEPTANCE OF APPLICATION:** Aug 4, 2015

**EXISTING DEVELOPMENT:** Existing Single Detached Home

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**SUSTAINABLE DEVELOPMENT'S RECOMMENDATION:** That Bylaw 17578 to amend the Zoning Bylaw from (RF2) Low Density Infill Zone to (RF3) Small Scale Infill Development Zone be APPROVED.

## **DISCUSSION**

### **1. The Application**

The application proposes to rezone the subject site in the Canora neighbourhood from (RF2) Low Density Infill Zone to (RF3) Low Density Development Zone. It is the applicant's intent to demolish the existing single family home and develop a four (4) unit row house building.

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

The rezoning is within the Jasper Place Area Redevelopment Plan boundary and the Canora neighbourhood, which is an established residential neighbourhood and predominantly zoned (RF2) Low Density Infill Zone. The Canora neighbourhood is also within the boundary of the Mature Neighbourhood Overlay which ensures that development is compatible with adjacent properties and maintains a pedestrian-friendly streetscape. The lands surrounding the subject site is primarily zoned RF2 and contain existing single-detached housing. To the south, across 105 Avenue, is Canora Park which is zoned (AP) Public Parks Zone and Holy Cross Elementary Junior High School on a (US) Urban Services Zone parcel.



*Site Photo: View of Site from 105 Avenue*

## **ANALYSIS**

### **1. Compliance with Approved Plans and Land Use Compatibility**

*The Way We Grow*, the Municipal Development Plan identifies the Canora area as an “Established Neighbourhood”. This proposed rezoning is consistent with the following policies of the Municipal Development Plan:

- encouraging a minimum of 25 percent of city-wide housing unit growth to locate in the Downtown and mature neighbourhoods where infrastructure capacity supports redevelopment;
- support redevelopment and residential infill that contributes to the livability and adaptability of established neighbourhoods and which are sensitive to existing development; and
- promote the development of family-oriented housing and walkability in established neighbourhoods to support existing school and institutional infrastructure.

The proposed rezoning lies within the boundary of the Jasper Place Area Redevelopment Plan. Policy C2 of the Plan encourages a “variety of ground oriented housing opportunities around parks and open spaces to increase visibility and overlook in these areas and to create strong neighbourhood frontage along key community corridors”.

Finally, as the subject site falls within the boundaries of the Mature Neighbourhood Overlay, any new development on this lot will be sensitive in scale to the adjacent existing development.

### **2. Transportation and Utilities**

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

### **3. Parks and School Boards**

The Parks Planning Section of Sustainable Development and the Edmonton Public School Board expressed no concerns regarding this application.

### **4. Surrounding Property Owners’ Concerns**

Sustainable Development sent an advance notice of this application on August 24, 2015 to surrounding property owners, and the Canora Community League. No expression of concerns or questions were received in response to this advanced notification.

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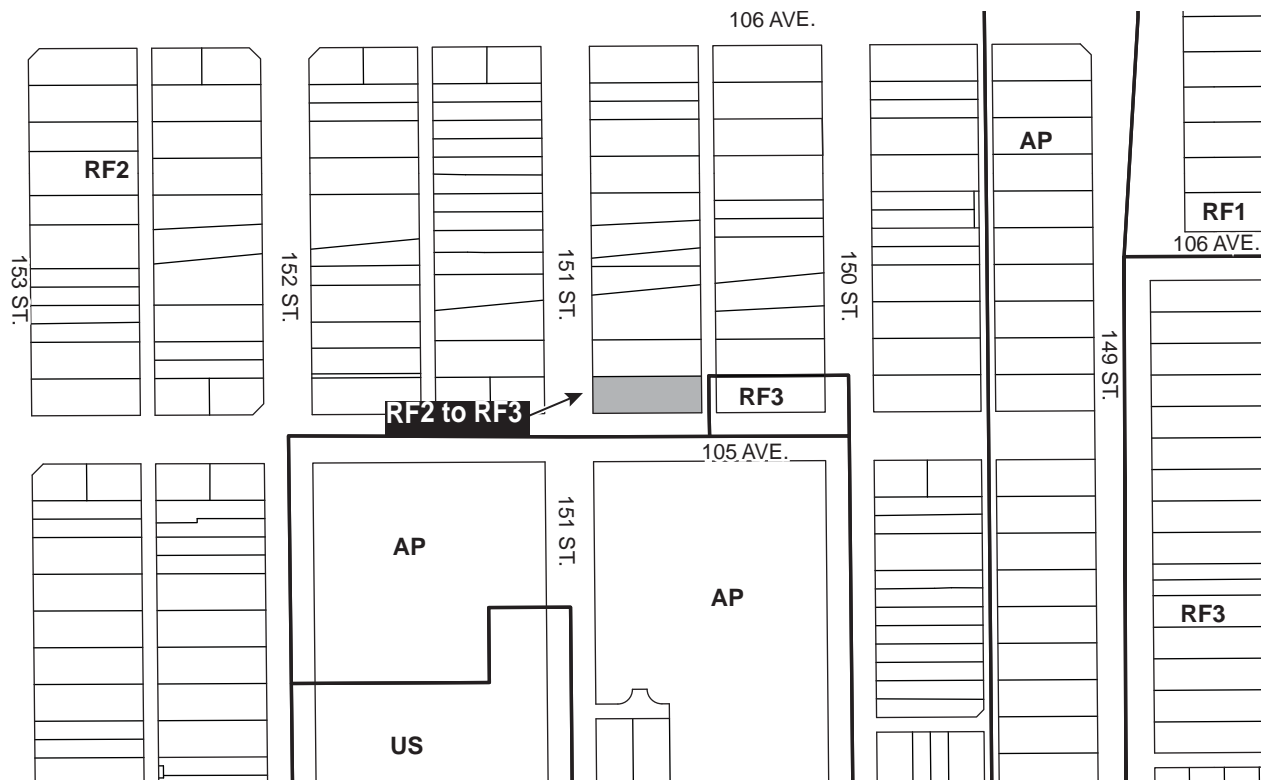
**JUSTIFICATION**

Sustainable Development recommends that Bylaw 17578 to amend the Zoning Bylaw from (RF2) Low Density Infill Zone to (RF3) Small Scale Infill Development Zone be APPROVED on the basis that proposed development is compatible with the surrounding existing land uses, complies with the objectives and intent of the Jasper Place Area Redevelopment Plan and *The Way We Grow*, promotes limited residential infill, and meets the technical requirements of affected Civic Departments and utility agencies.

**ATTACHMENTS**

2s      Maps

Written by: Don Read  
Approved by: Tim Ford  
Sustainable Development  
April 4, 2016

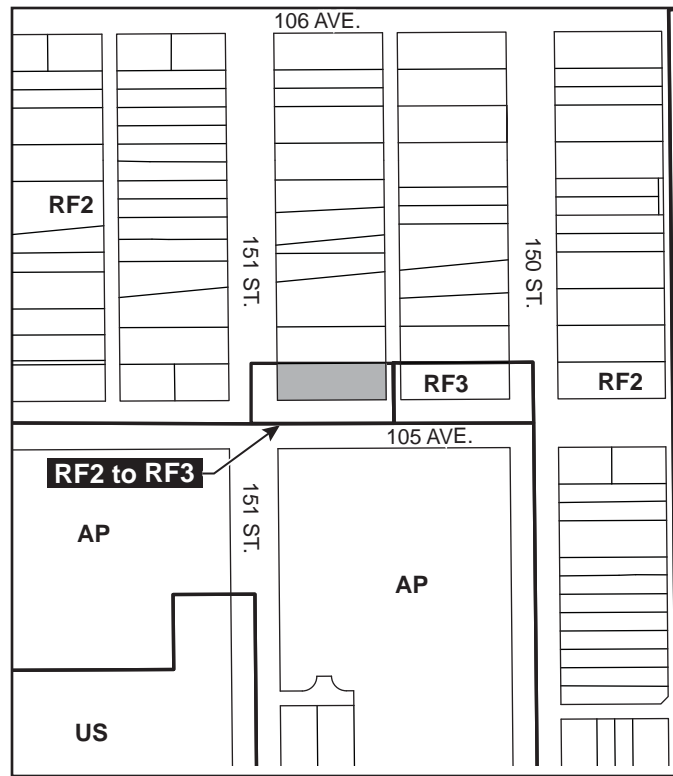


SURROUNDING LAND USE ZONES



FILE: LDA15-0384  
DATE: April 4, 2016  
BYLAW 17578

**CANORA, BYLAW 17578**  
Location: 10501 - 151 Street NW



Proposed Rezoning from

 **RF2 to RF3**



The purpose of proposed Bylaw 17578 is to change the Zoning Bylaw from (RF2) low density infill zone to (RF3) small scale infill development zone; Lot 1, Block 55, Plan 965AH, as shown on the attached sketch. This zone provides the opportunity for redevelopment of a low density residential site. Sustainable Development supports this proposed bylaw.

## PROPOSED REZONING

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