

ATTACHMENT 2
BYLAW 17563
FILE: LDA15-0636
HOLYROOD

DESCRIPTION:	ZONING BYLAW AMENDMENT from (RF4) Semi-detached Residential Zone to (RF6) Medium Density Multiple Family Zone; <u>HOLYROOD</u>
LOCATION:	9412, 9418, 9424 and 9430 - 83 Street NW
LEGAL DESCRIPTION:	Lots 2, 3, 4 and 5, Block 15, Plan 5112HW
APPLICANT:	Sara Jean Sherman Pario Plan Inc. #605, 10080 Jasper Avenue Edmonton, AB T5J 1V9
OWNER:	995128 Alberta Ltd. 948 Chahley Crescent Edmonton, AB T6M 0C8
ACCEPTANCE OF APPLICATION:	December 18, 2015
EXISTING DEVELOPMENT:	Two-storey Duplex Housing
SUSTAINABLE DEVELOPMENT'S RECOMMENDATION:	<hr/> That Bylaw 17563 from (RF4) Semi-detached Residential Zone to (RF6) Medium Density Multiple Family Zone be APPROVED.

DISCUSSION

1. The Application

This application is to rezone four parcels of land from (RF4) Semi-detached Residential Zone to (RF6) Medium Density Multiple Family Zone in the Holyrood neighbourhood. The proposed rezoning will accommodate the development of Row Housing/Stacked Row Housing with a maximum height of 16 meters. Development of the site will be subject to the Medium Scale Residential Infill Overlay, the purpose of which is to accommodate the development of medium-scale infill housing in Edmonton's mature residential neighbourhoods in a manner that ensures compatibility with adjacent properties while maintaining or enhancing a pedestrian-friendly streetscape.

The applicant proposed to the property owner of the adjacent corner lot to the north located at 8303 95 Avenue NW to include their parcel of land as part of the rezoning application but the owner declined to rezone his property. This property owner may elect to rezone in the future. The applicant had also made a request to the City of Edmonton to purchase the adjacent Public Utility Lot to the south of the application site but was advised that the land was not surplus to the City's needs and would not be available for sale.

2. Site and Surrounding Area

The subject properties are located south of 95 Avenue and east of 83 Street, approximately 200 meters from the future Holyrood LRT Station.

Surrounding land uses include single and semi-detached residential housing and mid-rise apartment housing on land zoned (RF1) Single-detached Residential Zone, (RF4) Semi-detached Residential Zone, and Site Specific Development Control Provision Zone (DC2).



Aerial view of subject site, looking south from 95 Avenue NW

ANALYSIS

1. Compliance with Approved Plans and Land Use Compatibility

The Way We Grow – Municipal Development Plan

The proposed rezoning, located within an established neighbourhood, conforms with policies contained in the Municipal Development Plan, *The Way We Grow*, under goals of Managing Growth and Creating complete, Healthy, Livable Communities, specifically the following:

- 3.3.1.1 Promote medium and higher density residential and employment growth around LRT stations and transit centres to support and ensure viability of transit service.
- 3.5.1.1 Support redevelopment and residential infill that contributes to the livability and adaptability of established neighbourhoods and which are sensitive to existing development.
- 4.2.1.1 Support neighborhood revitalization, redevelopment and residential infill that contribute to the livability and adaptability of established neighborhoods.
- 4.2.1.6 Optimize the use of existing infrastructure in established neighborhoods.
- 4.4.1.1 Provide a broad and varied housing choice, incorporating housing for various demographic and income groups in all neighborhoods.
- 4.4.1.4 Develop higher density housing and a mix of uses in proximity to LRT stations and transit centers.

The Way We Move – Transportation Master Plan

The proposed rezoning complies with the Transportation Master Plan, *The Way We Move*, by meeting the Transportation Strategic Goals of “Transportation and Land Use Integration” by accommodating transit oriented development at a future transit node.

Transit Oriented Development (TOD) Guidelines

The site is located approximately 200 meters from the future Holyrood LRT Station of the SE Valley Line and will result in the development of approximately 17 units of Row Housing given the size of the site, required parking and circulation, amenity spaces, and required setbacks. The development will result in a density of approximately 70 units per hectare. This is slightly higher than the maximum density of 42 units per hectare prescribed by the TOD Guidelines for sites within 400 meters of the future Holyrood LRT Station that do not front or flank an arterial or a collector road. If the site was adjacent to 95 Avenue the Guidelines would prescribe a maximum density of 125 units per hectare. Given the site context being one lot removed from the collector and adjacent to a mid-rise apartment building the proposed RF6 zone would be within an acceptable range of density.

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2. Commenting Agencies

All comments from affected Civic Department and utility agencies have been addressed.

4. Environmental Review

A Phase I Environmental Site Assessment (ESA) was not required with this application.

5. Surrounding Property Owners' Concerns

Advance notification of the rezoning application was sent to surrounding property owners and the Holyrood Community League on December 21, 2015. Sustainable Development received two responses to the advance notification. The property owner of the adjacent corner lot to the north of the application site had requested that the proposed development include adequate garbage disposal facilities and requested for overhanging tree branches from the adjacent lot to the south to be removed. Another property owner submitted an email inquiry to ask of the number of units being proposed, the approximate market value of each unit, and construction timelines. Both inquiries were directed to the applicant and developer. In their communications the developer committed to addressing the comments and concerns of the adjacent property owner at the development and building permit stage. The applicant addressed the subsequent inquiry by responding directly to the resident to provide the requested information.

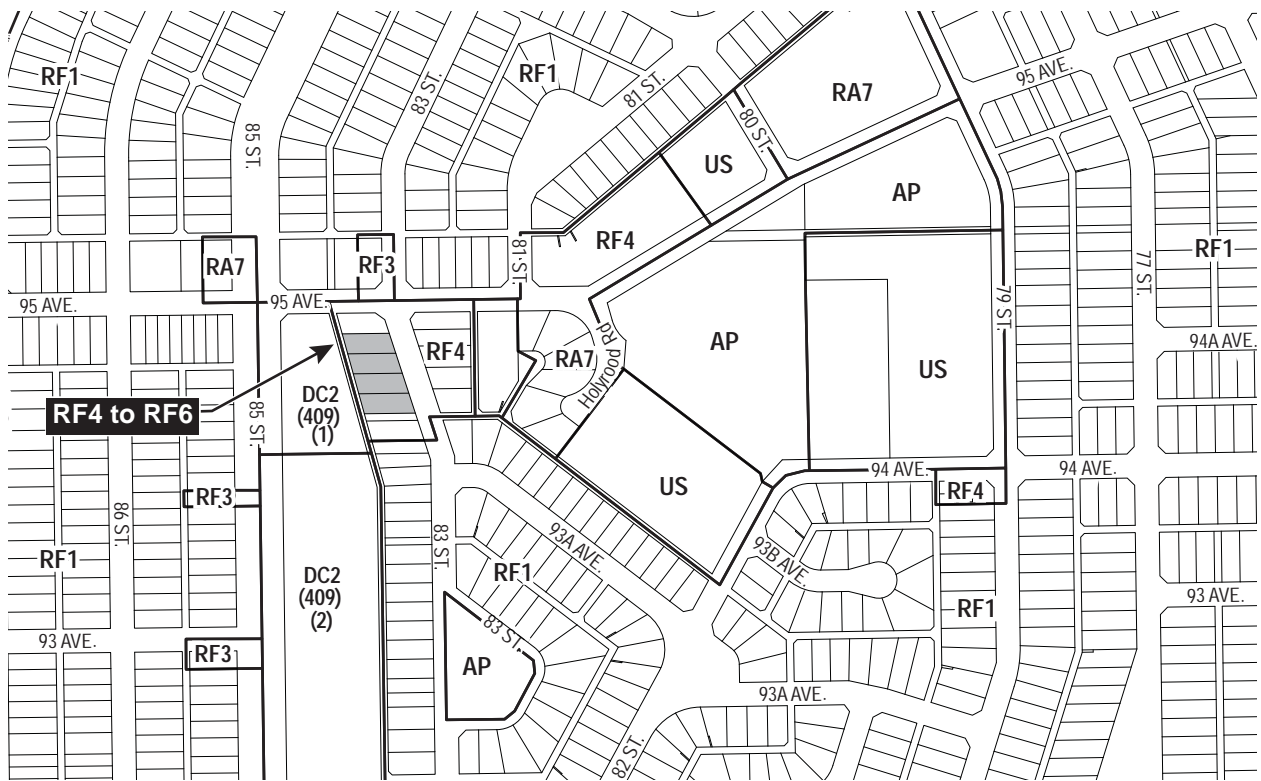
JUSTIFICATION

Sustainable Development recommends that Bylaw 17563 to amend the Zoning Bylaw from (RF4) Semi-detached Residential Zone to (RF6) Medium Density Multiple Family Zone be APPROVED; on the basis that the application complies with the Municipal Development Plan and the Transportation Master Plan, and the technical requirements of Civic Departments and utility agencies, and will result in development that is compatible with surrounding land uses.

ATTACHMENT

2a Maps

Written by: Sean Conway
Approved by: Tim Ford
Sustainable Development
March 14, 2016



SURROUNDING LAND USE ZONES

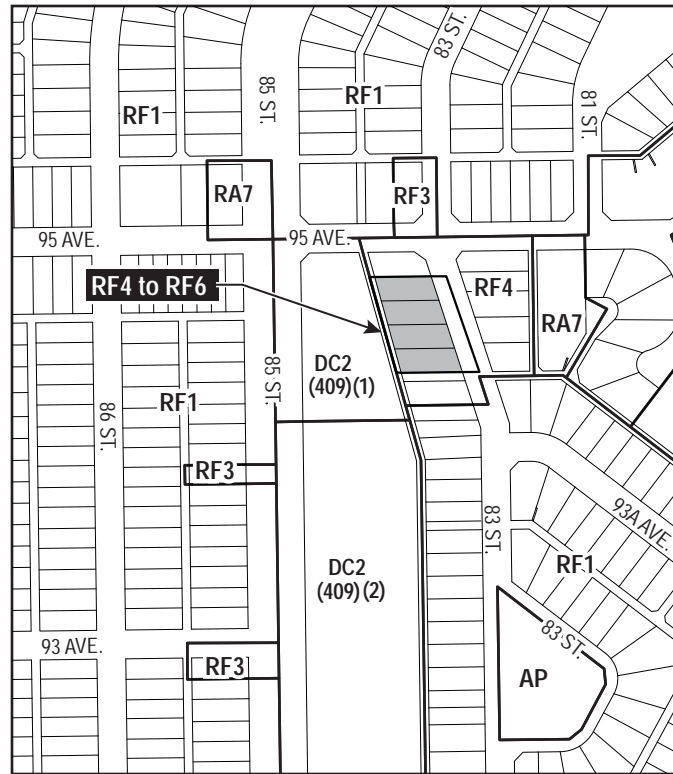


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SUSTAINABLE DEVELOPMENT

HOLYROOD, BYLAW 17563

Location: 9412, 9418, 9424
and 9430 - 83 Street NW



Proposed Rezoning from



RF4 to RF6



The purpose of proposed Bylaw 17563 is to change the Zoning Bylaw from (RF4) semi-detached residential zone to (RF6) medium density multiple family zone; Lots 2, 3, 4 & 5 Block 15, Plan 5112HW as shown on the attached sketch. The proposed zone will allow for the development of Row Housing / Stacked Row Housing under the Medium Scale Residential Infill Overlay. Sustainable Development supports this proposed bylaw.

PROPOSED REZONING

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