

DESCRIPTION:	<p>PROPOSED CLOSURE of a portion of 153 Avenue NW road right-of-way, located east of Victoria Trail NW; <u>FRASER</u></p> <p>ZONING BYLAW AMENDMENT from (AG) Agricultural Zone, (RF4) Semi-detached Residential Zone, (RPL) Planned Lot Residential Zone, (RF1) Single Detached Residential Zone and (RF6) Medium Density Multiple Family Zone to (RF5) Row Housing Zone; <u>FRASER</u></p>
LOCATION:	15248 – Victoria Trail NW, located east of Victoria Trail NW and north of 151 Avenue NW
LEGAL DESCRIPTION:	A portion of Block Y, Plan 7733AM
APPLICANT:	Scheffer Andrew Limited 12204 – 145 Street NW Edmonton AB T5L 4V7
OWNER:	<p>Hopewell Victoria Crossing Land Corporation Suite 400, 2020 – 4 Street SW Calgary, Alberta T5S 1W3</p> <p>City of Edmonton #1 Sir Winston Churchill Square Edmonton AB T5J 2R7</p>
ACCEPTANCE OF APPLICATIONS:	January 21, 2015 and October 20, 2015
EXISTING DEVELOPMENT:	Undeveloped land
SUSTAINABLE DEVELOPMENT'S RECOMMENDATION:	<hr/> <p>That Bylaw 17559 to close a portion of 153 Avenue NW road right-of-way, located east of Victoria Trail NW, be APPROVED.</p> <p>That Bylaw 17560 to amend the Zoning Bylaw from (AG) Agricultural Zone, (RF4) Semi-detached Residential Zone, (RPL) Planned Lot Residential Zone, (RF1) Single Detached Residential Zone and (RF6) Medium Density Multiple Family Zone to (RF5) Row Housing Zone, be APPROVED.</p>

BYLAW 17559
FILE: LDA15-0029
BYLAW 17560
FILE: LDA15-0494
FRASER

DISCUSSION

1. The Application

This report addresses two related Bylaws.

The first Bylaw proposes to close a portion of the old 153 Avenue NW road right-of-way located east of Victoria Trail NW. The road closure area will be consolidated with the lot to the north (15248 – Victoria Trail NW) in order to facilitate future residential development.

The second Bylaw proposes to rezone the subject lands from (AG) Agricultural Zone, (RF4) Semi-detached Residential Zone, (RPL) Planned Lot Residential Zone, (RF1) Single Detached Residential Zone and (RF6) Medium Density Multiple Family Zone to (RF5) Row Housing Zone. The proposed rezoning conforms with the Fraser Neighbourhood Area Structure Plan, as amended under Bylaw 17521, which designates this site for medium density multiple family uses.

2. Site and Surrounding Area

The 1.59 ha undeveloped site is located east of Victoria Trail NW and north of 151 Avenue NW in the Fraser neighbourhood.

North of the site, across 153 Avenue NW, the land is zoned (AG) Agricultural Zone, is undeveloped and is designated for residential uses and mixed use transit oriented development under the Pilot Sound Area Structure Plan (ASP).

Land to the east of the application area is zoned (RF1) Single Detached Residential Zone and (RF5) Row Housing Zone and is developed with single detached residential dwellings and row housing.

South of the site, land is zoned (RF1) Single Detached Residential Zone and (RF6) Medium Density Multiple Family Zone and is developed with single detached and multi-family housing.

Land to the west of the application area is zoned (RPL) Planned Lot Residential Zone, (RF5) Row Housing Zone and (RF4) Semi-detached Residential Zone and is mostly undeveloped with some semi and single detached housing to the south west.

**BYLAW 17559
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Aerial view of road closure and rezoning area



View of site looking east from Victoria Trail NW

ANALYSIS

1. Compliance with Approved Plans and Land Use Compatibility

The Way We Grow, Municipal Development Plan

The City of Edmonton Municipal Development Plan, *The Way We Grow*, identifies this area as a developing and planned neighbourhood. The proposed road closure and rezoning application supports the following policies outlined in the *The Way We Grow*:

- Policy 3.6.1.2 – Promote the completion of developing neighbourhoods by providing public infrastructure and services for livability.
- Policy 3.6.1.6 – Support contiguous development and infrastructure in order to accommodate growth in an orderly and economical fashion.
- Policy 4.4.1.1 – Provide a broad and varied housing choice, incorporating housing for various demographic and income groups in all neighbourhoods.

Fraser Neighbourhood Area Structure Plan

The proposed rezoning conforms with the Fraser Neighbourhood Area Structure Plan, as amended under Bylaw 17521, which designates this site for medium density multiple family uses.

Land Use Compatibility

The proposed (RF5) Row Housing zone is compatible with surrounding existing land uses which range from low to medium density housing.

2. Commenting Agencies

Civic Departments and utility agencies have reviewed the proposed rezoning and all comments have been addressed.

3. Environmental Review

Environmental Site Assessments were reviewed for the proposed rezoning and closure areas and the site was deemed suitable for the intended development.

4. Disposition

The Real Estate and Housing Branch of Sustainable Development advises the disposition of the closed road right-of-way will be dealt with through a sales agreement. A sales agreement has been completed between the City of Edmonton and Hopewell Victoria Crossing Land Corporation.

5. Surrounding Property Owners' Concerns

Advance notification of the proposed road closure was sent on February 18, 2015 to surrounding property owners, the Fraser Community League, the Horse Hill Community League (1995) Association and the Clareview and District Area Council Area Council. The notification included a proposed rezoning which has since been withdrawn by the applicant and replaced with Bylaw 17560 (LDA15-0494).

One response was received regarding the proposed road closure. An abutting landowner stated their interest in acquiring a portion of the proposed road closure area. In response, the applicant revised the road closure application to remove the disputed portion of road (located west of 25 Street) to be dealt with in a future application. No concerns were heard from residents regarding the portion of road to be closed with Bylaw 17559 (located east of 25 Street).

Advance notification of the proposed rezoning under Bylaw 17560 was sent on October 21, 2015 to surrounding property owners, the Fraser Community League, Hairsine Community League, Horse Hill Community League (1995) Association and the Clareview and District Area Council Area Council. No responses to the notification were received.

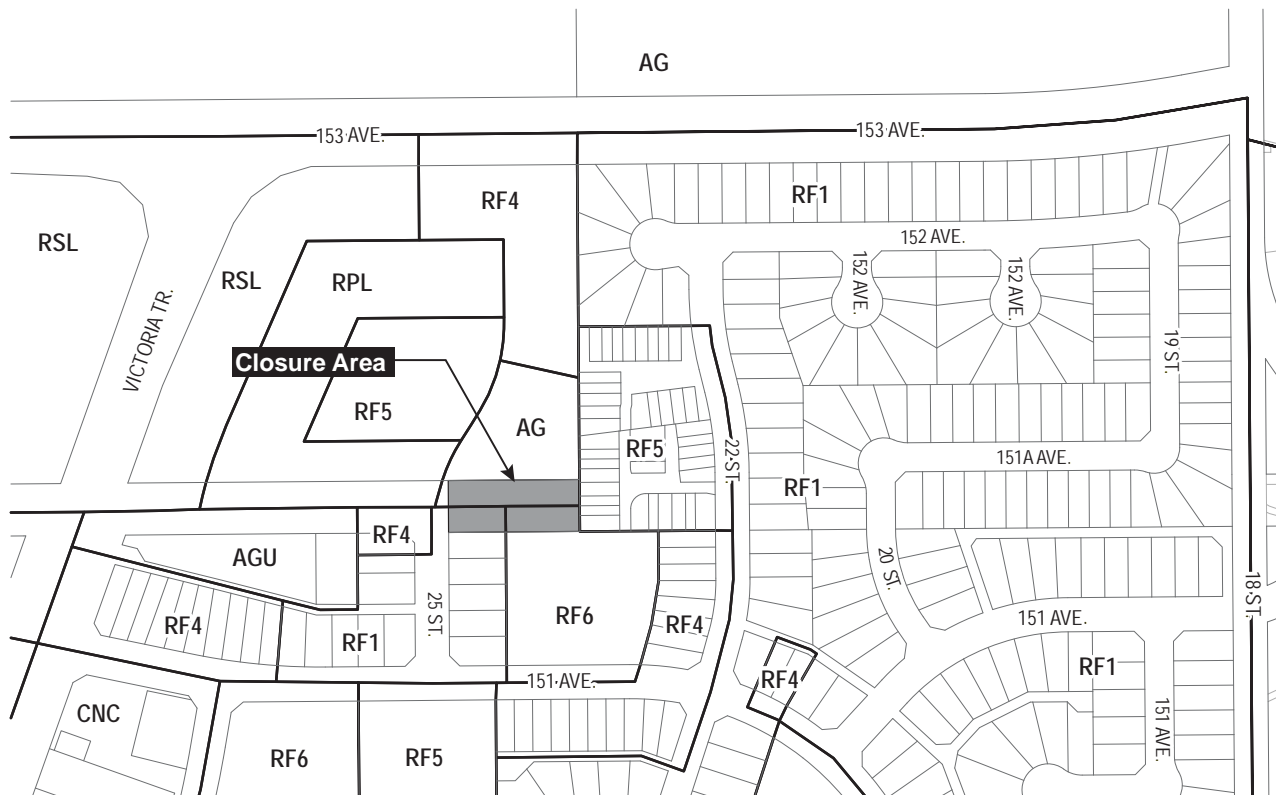
JUSTIFICATION

Sustainable Development recommends that Bylaw 17559 to close a portion of 153 Avenue NW be APPROVED and that Bylaw 17560 to amend the Zoning Bylaw from (AG) Agricultural Zone, (RF4) Semi-detached Residential Zone, (RPL) Planned Lot Residential Zone, (RF1) Single Detached Residential Zone and (RF6) Medium Density Multiple Family Zone to (RF5) Row Housing Zone, be APPROVED on the basis that the applications support the developing and planned neighbourhoods principles of *The Way We Grow*, conforms to the Fraser Neighbourhood Area Structure Plan, are compatible with adjacent land uses, and satisfy the technical and servicing requirements of the affected Civic Departments and utility agencies.

ATTACHMENTS

2a Maps

Written by: Luke Cormier and Michelle Neilson
Approved by: Tim Ford
Sustainable Development
March 14, 2016

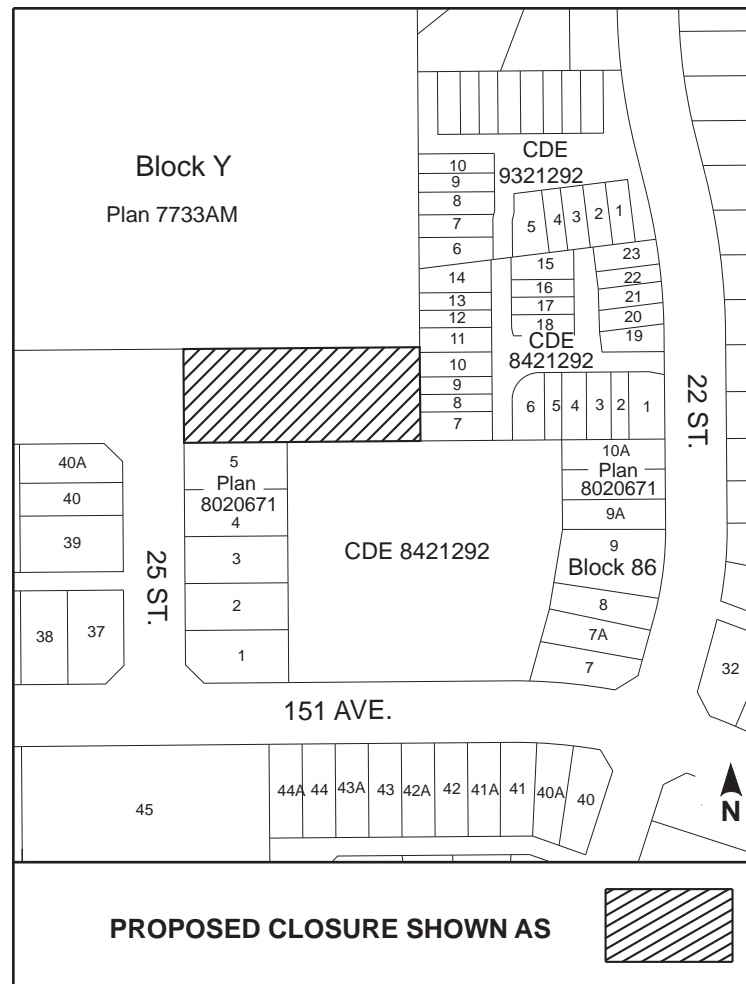


SURROUNDING LAND USE ZONES

FILE: LDA15-0029
DATE: March 14, 2016
BYLAW 17559

FRASER BYLAW 17559

Location: east of Victoria Trail NW



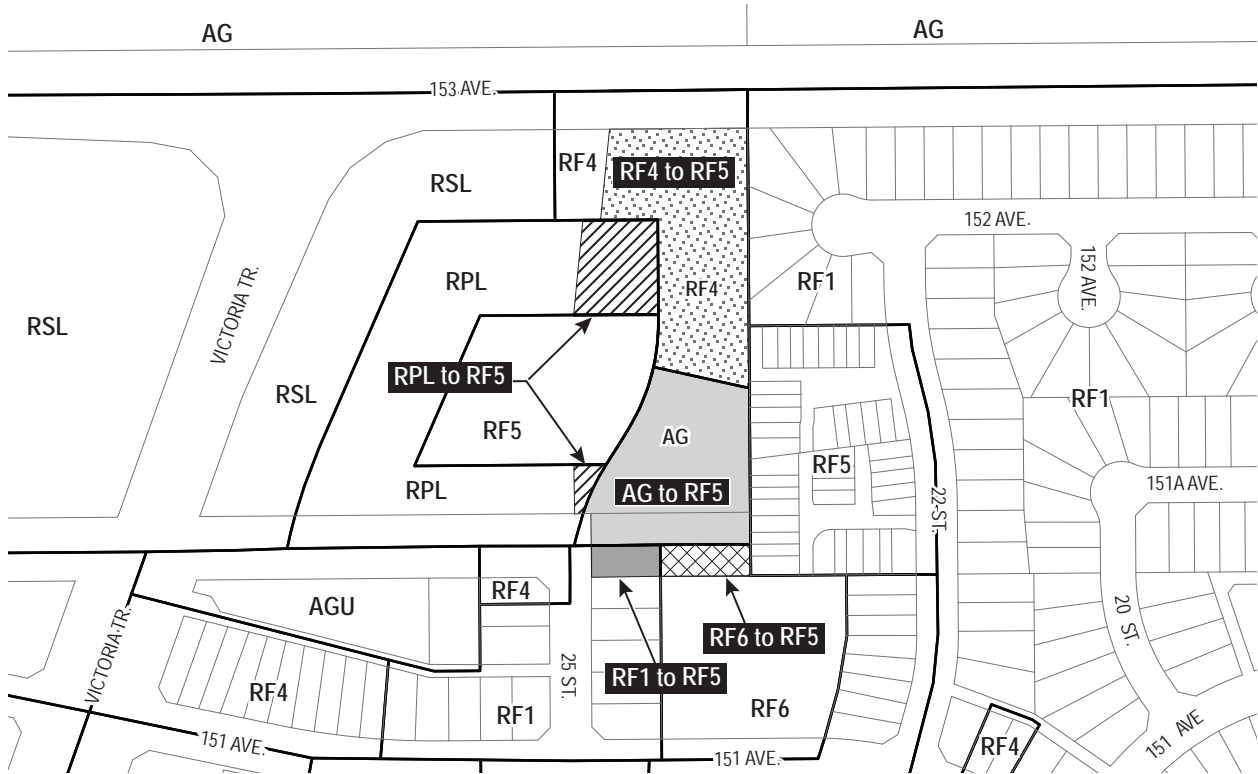
Closure of a portion of 153 Avenue NW road right-of-way. The purpose of Bylaw 17559 is to close the subject roadway, as shown on the attached sketch. Once closed, the road will be consolidated with the adjacent property to the north to facilitate the development of row housing in conformance with the Fraser Neighbourhood Area Structure Plan. Sustainable Development supports this proposed bylaw.

PROPOSED CLOSURE

FILE: LDA15-0029

DATE: March 14, 2016

SUSTAINABLE DEVELOPMENT

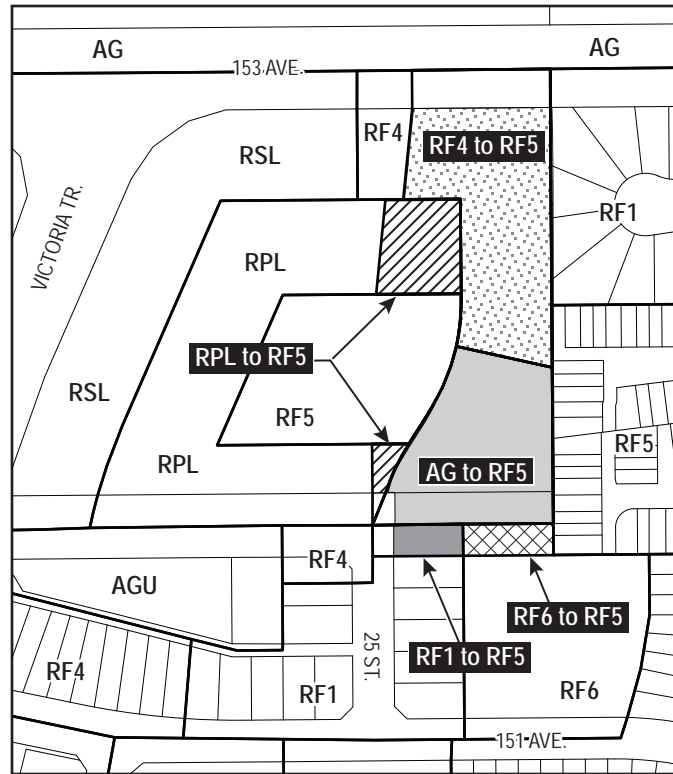


SURROUNDING LAND USE ZONES



FILE: LDA15-0494
DATE: March 14, 2016
BYLAW 17560

FRASER, BYLAW 17560
Location: 15248 - Victoria Trail NW



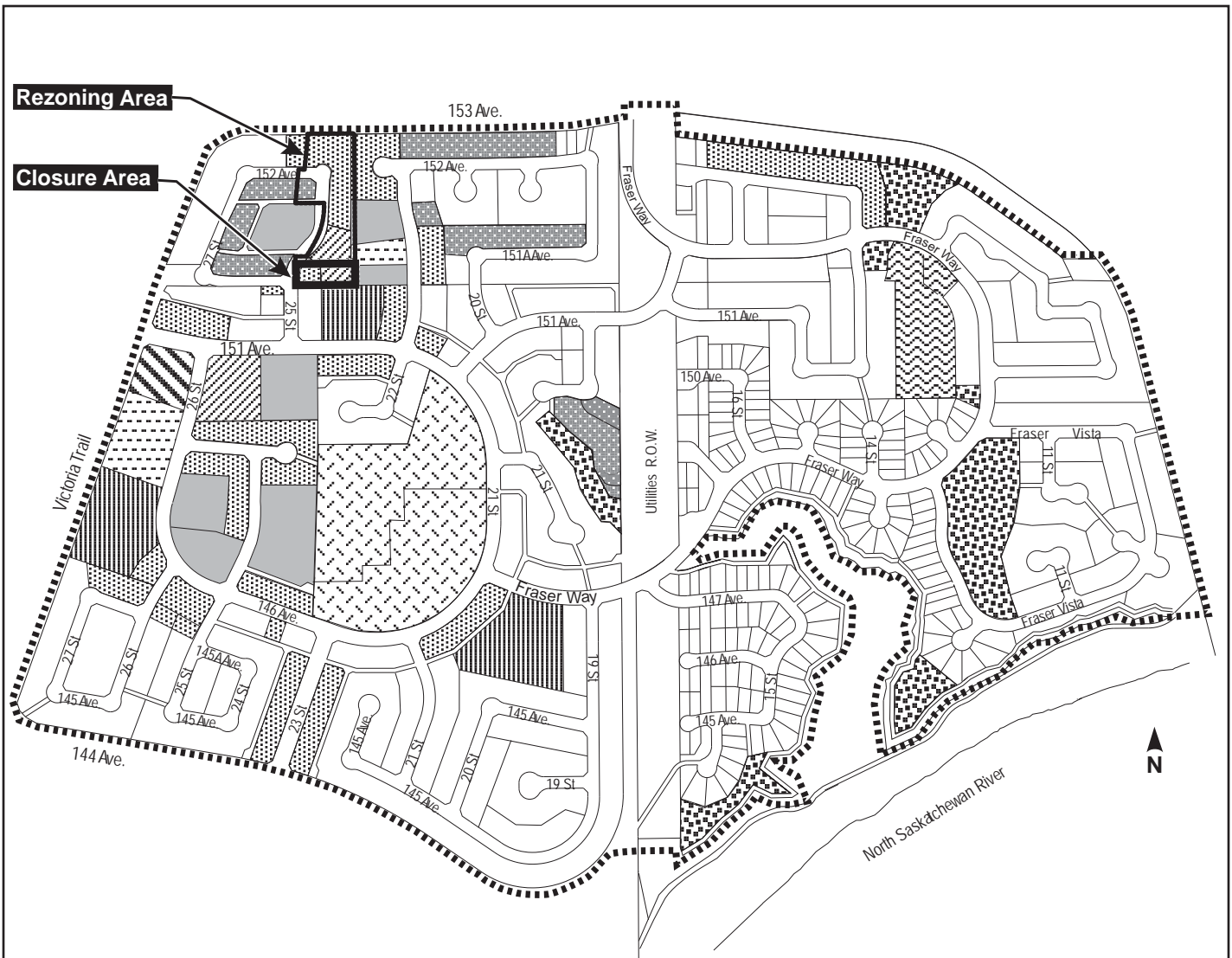
Proposed Rezoning from















The purpose of proposed Bylaw 17560 is to change the Zoning Bylaw from (AG) agricultural zone, (RF4) semi-detached residential zone, (RF6) medium density multiple family zone, (RF1) single detached residential zone and (RPL) planned lot residential zone to (RF5) row housing zone; a portion of Block Y, Plan 7733AM and the portion of road closed by Bylaw 17559, as shown on the attached sketch. This zone provides the opportunity for the development of row housing in conformance with the Fraser Neighbourhood Area Structure Plan which designates this site for medium density multiple family uses. Sustainable Development supports this proposed bylaw.

PROPOSED REZONING

FILE: LDA15-0494
DATE: March 14, 2016



**BYLAW 16188
APPROVED
FRASER**
Neighbourhood Area Structure Plan
(as amended)

	Single Family Residential		Public Park & School
	Semi-Detached Residential		Comprehensively Planned Development
	Row Housing		Park / Open Space
	Medium Density Multiple-Family		Stormwater Management Facility
	Low Rise Apartments		N.A.S.P. Boundary (Amended)
	Planned Lot Residential		
	Neighbourhood Commercial		

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.