

**ATTACHMENT 2
BYLAW 17561
BYLAW 17562
FILE: LDA15-0036
KIRKNESS**

DESCRIPTION: PROPOSED CLOSURE of a portion of 153 Avenue NW road right-of-way, located west of Victoria Trail NW; KIRKNESS

ZONING BYLAW AMENDMENT from (RF3) Small Scale Infill Development Zone to (RSL) Residential Small Lot Zone; KIRKNESS

LOCATION: West of Victoria Trail NW and north of 151 Avenue NW

APPLICANT: Scheffer Andrew Limited
12204 – 145 Street NW
Edmonton AB T5L 4V7

OWNER: City of Edmonton
#1 Sir Winston Churchill Square
Edmonton AB T5J 2R7

ACCEPTANCE OF APPLICATION: January 23, 2015

EXISTING DEVELOPMENT: Undeveloped land

SUSTAINABLE DEVELOPMENT'S RECOMMENDATION: That Bylaw 17561 to close a portion of 153 Avenue NW road right-of-way, located west of Victoria Trail NW, be APPROVED.

That Bylaw 17562 to amend the Zoning Bylaw from (RF3) Small Scale Infill Development Zone to (RSL) Residential Small Lot Zone be APPROVED.

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 west 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 low density residential development.

The second Bylaw proposes to rezone a portion of the proposed closure area from (RF3) Small Scale Infill Development Zone to (RSL) Residential Small Lot Zone. The RSL Zone allows the opportunity for single detached housing in accordance with the Kirkness Outline Plan.

2. Site and Surrounding Area

The proposed road closure and rezoning area are located west of Victoria Trail NW and north of 151 Avenue NW in the Kirkness neighbourhood. Land to the south is zoned (RF3) Small Scale Infill Development Zone and is developed with stacked row housing. Land to the west is zoned (RF1) Single Detached Residential Zone and is developed with single detached homes. Land to the north is zoned (RSL) Residential Small Lot and is undeveloped. Victoria Trail NW is located east of the site.



Aerial view of road closure and rezoning area

ANALYSIS

1. Compliance with Approved Plans and Land Use Compatibility

The Way We Grow, Municipal Development Plan

The proposed rezoning and road closure support the following policies outlined in the City of Edmonton's Municipal Development Plan, *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.

Kirkness Outline Plan

The proposed rezoning and road closures meet the intent of the Kirkness Outline Plan which designates this site for low density residential uses. The Kirkness Outline Plan defines low density residential uses as single detached and semi-detached residential development.

Land Use Compatibility

The proposed rezoning and road closure are compatible with the adjacent single detached residential homes to the west, RSL Zoning to the north and stacked row housing development to the south and will allow the logical continuation of single detached homes along 151A Avenue.

2. Commenting Agencies

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

3. Environmental Review

A Phase II Environmental Site Assessment was reviewed for the proposed closure area and the site was deemed suitable for the proposed development.

4. Disposition

The Real Estate, Housing and Economic Sustainability 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.

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5. Surrounding Property Owners' Concerns

Sustainable Development sent advance notification letters on February 18, 2015 to surrounding property owners the Fraser Community League, the Hairsine Community League, the Horse Hill Community League Association and the Clareview and District Area Council Area Council.

Sustainable Development received two responses to the advanced notice. One respondent wanted to know if the proposed road closure would impact the amount of parking available to the abutting stacked row housing development to the south. Sustainable Development replied that the proposed road closure will not impact the parking on the lot to the south.

The second respondent, an abutting landowner, expressed interest in purchasing all or a portion of the proposed closure area, but was unable to provide an acceptable plan for development in accordance with the Kirkness Outline Plan. Sustainable Development notified the applicant of the abutting landowner's interest to purchase the road. The applicant stated that they would require the entire road right-of-way in order to complete their development in accordance with the Kirkness Outline Plan.

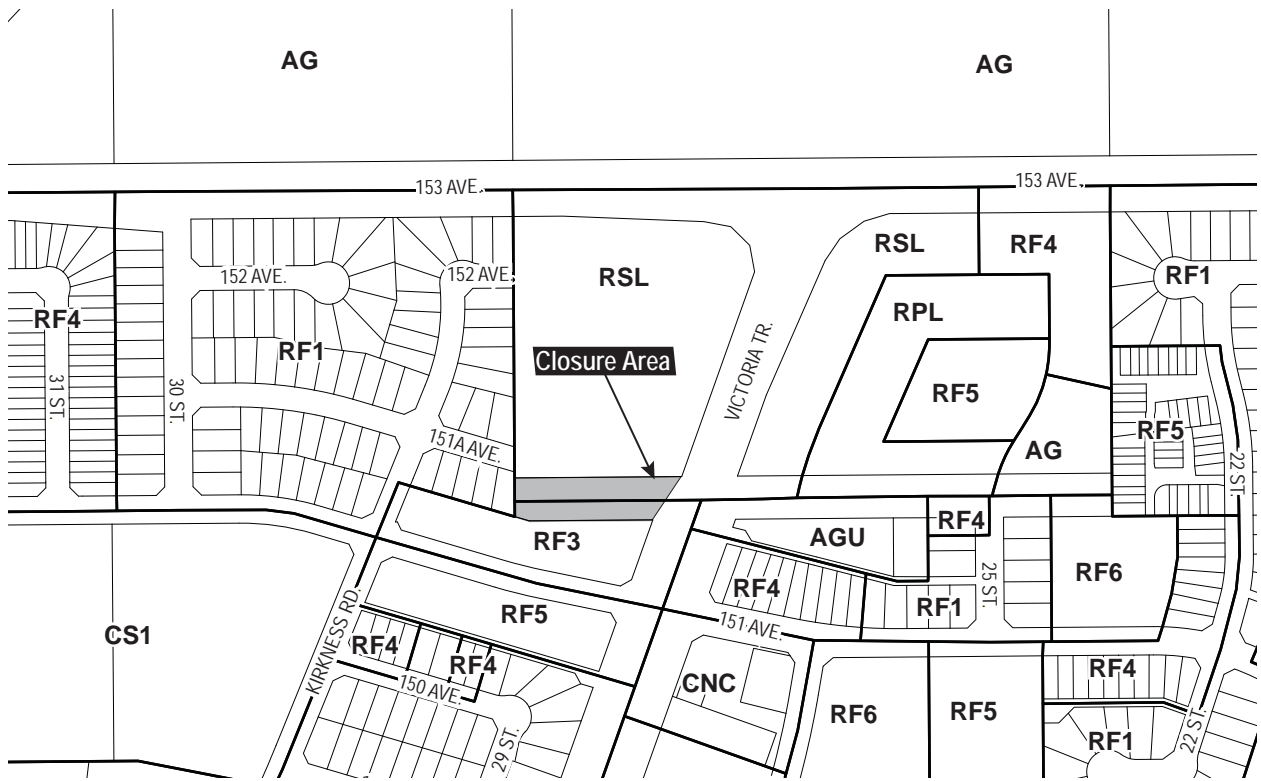
JUSTIFICATION

Sustainable Development recommends that Bylaw 17561 to close a portion of 153 Avenue NW be APPROVED and that Bylaw 17562 to amend the Zoning Bylaw from (RF3) Small Scale Infill Development Zone to (RSL) Residential Small Lot Zone be APPROVED on the basis that the proposed rezoning and road closure support the policies of The Way We Grow, meet the intent of the Kirkness Outline 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: Michelle Neilson
Approved by: Tim Ford
Sustainable Development
March 14, 2016



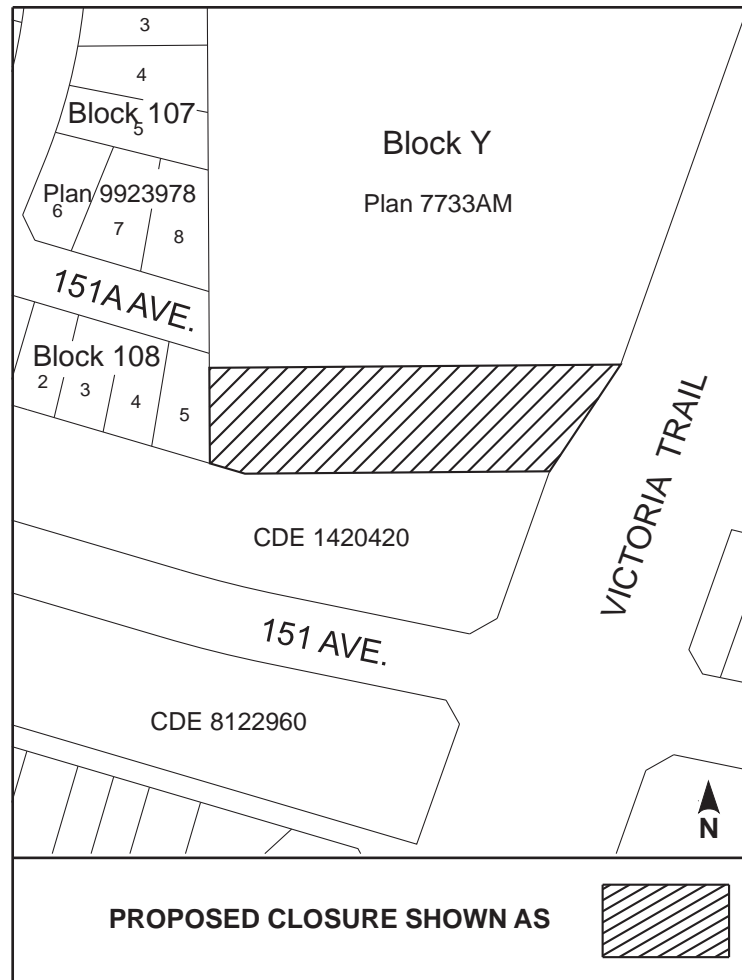
SURROUNDING LAND USE ZONES



FILE: LDA15-0036
DATE: March 14, 2016
BYLAW 17561

KIRKNESS BYLAW 17561

Location: west of Victoria Trail NW



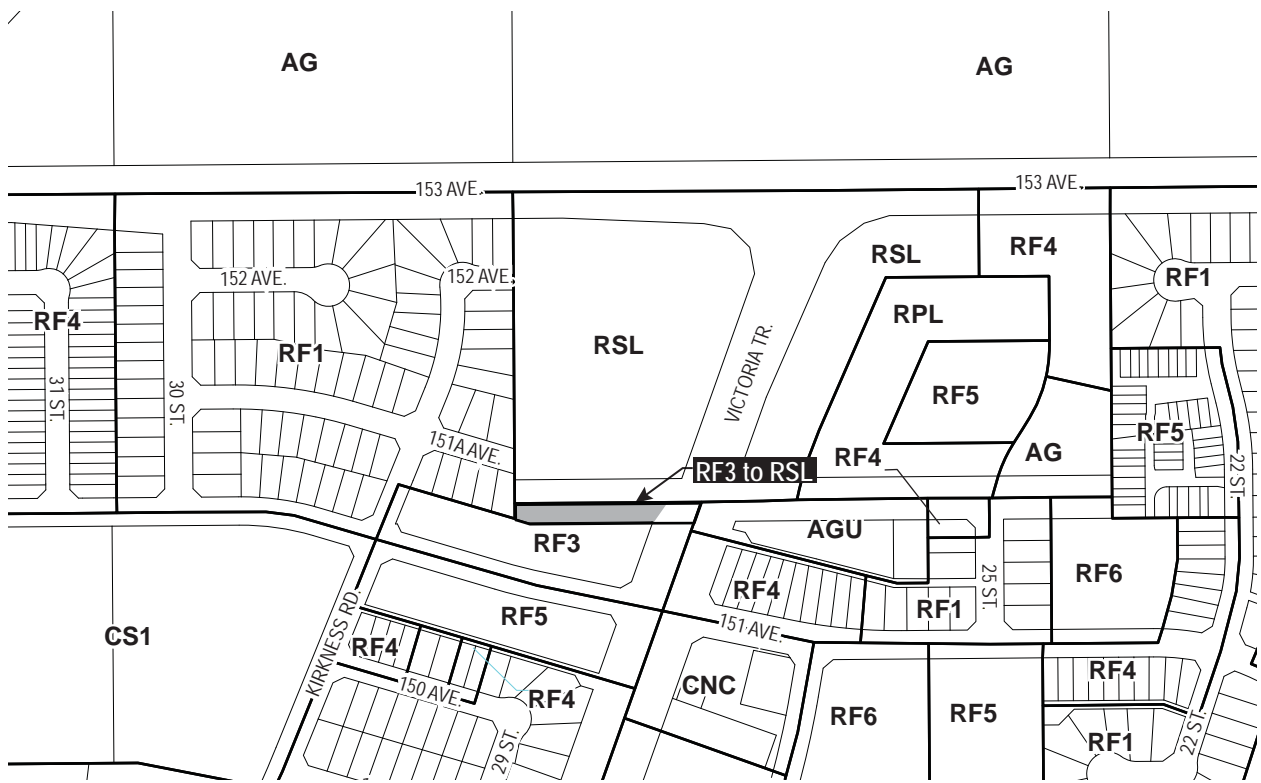
Closure of a portion of 153 Avenue NW road right-of-way. The purpose of Bylaw 17561 is to close the subject roadway, as shown on the attached sketch. Once closed, the road will be consolidated with the adjacent property to the north in order to facilitate the development of single detached housing in conformance with the Kirkness Outline Plan. Sustainable Development supports this proposed bylaw.

PROPOSED REZONING

FILE: LDA15-0036

SUSTAINABLE DEVELOPMENT

DATE: March 14, 2016



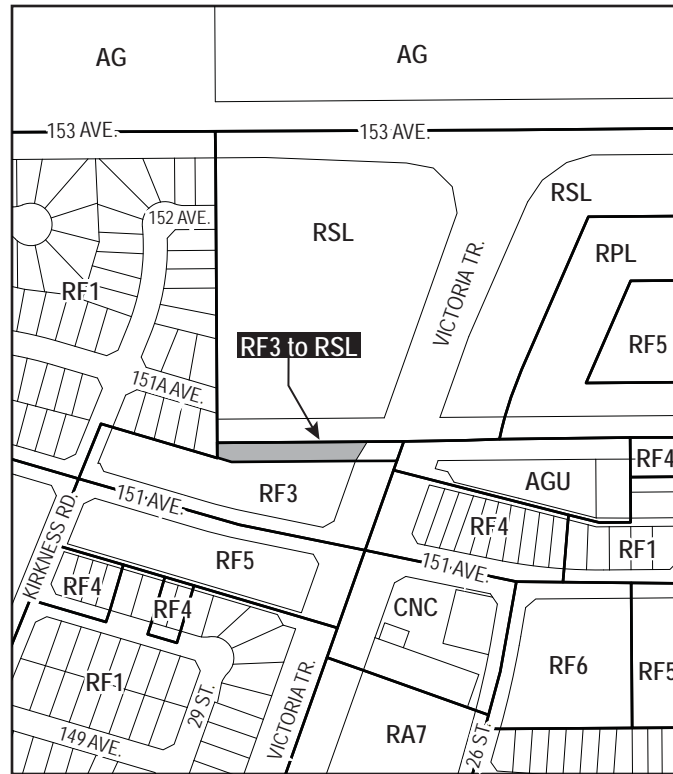
SURROUNDING LAND USE ZONES



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KIRKNESS, BYLAW 17562

Location: west of Victoria Trail NW



Proposed Rezoning from

 **RF3 to RSL**

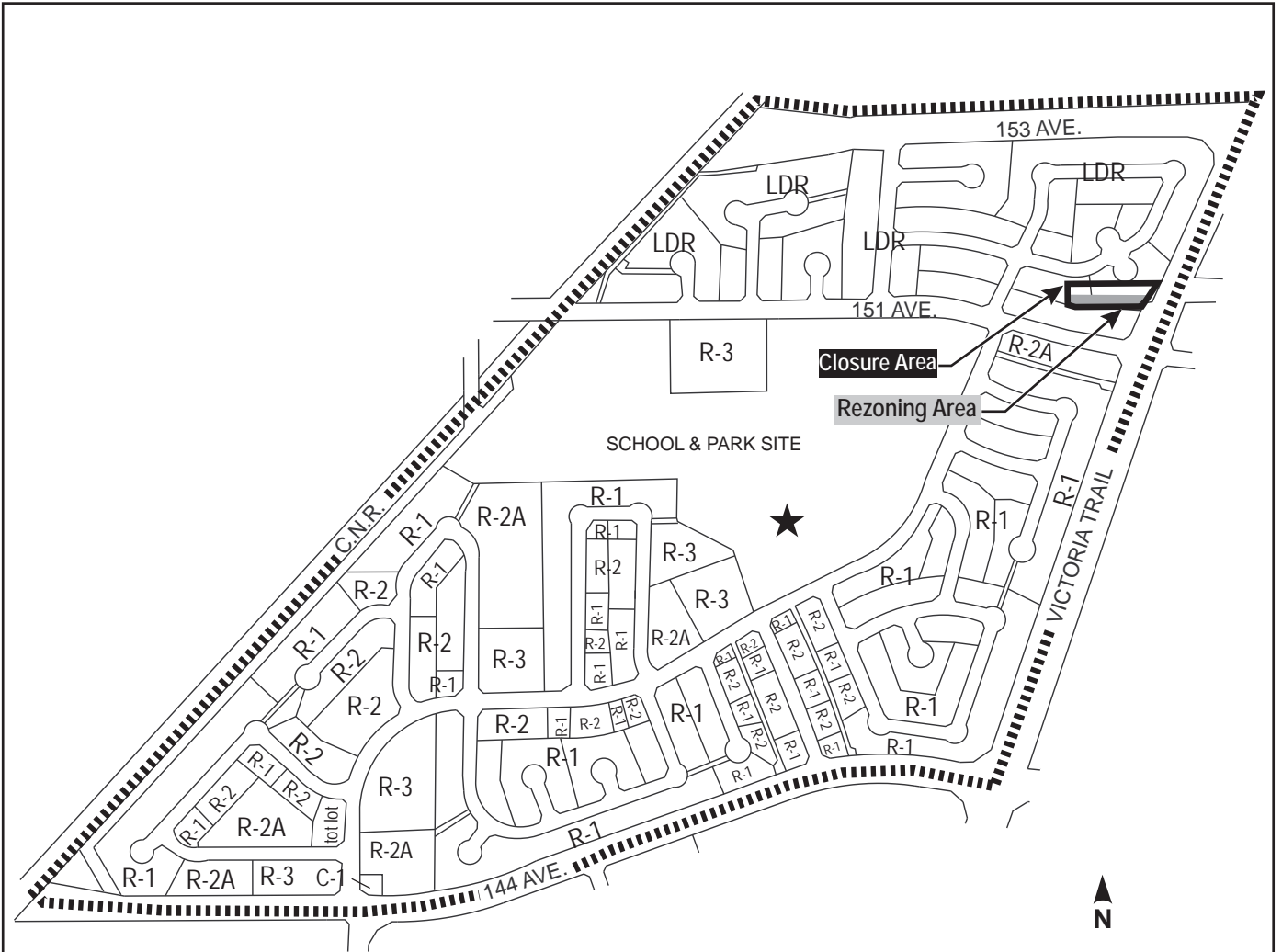


The purpose of proposed Bylaw 17562 is to change the Zoning Bylaw from (RF3) small scale infill development zone to (RSL) residential small lot zone; a portion of road right-of-way closed by Bylaw 17561, as shown on the attached sketch. This zone provides the opportunity for single detached housing in conformance with the Kirkness Outline Plan which designates this site for low density residential uses. Sustainable Development supports this proposed bylaw.

PROPOSED REZONING

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SUSTAINABLE DEVELOPMENT



**APPROVED
KIRKNESS**
Neighbourhood Outline Plan
(as amended)

- | | |
|--|-------------------------------------|
| R-1 Single Family Residential | R-2A Row Housing |
| R-2 Semi-Detached Residential | LDR Low Density Residential |
| R-3 Low Rise Apartment | C-1 Neighbourhood Commercial |
| ★ Housing Opportunity for First Time Homebuyers on Surplus School Site | N.O.P. Boundary |