

**ATTACHMENT 2
BYLAW 17254
FILE: LDA15-0037
RAPPERSWILL**

DESCRIPTION: ZONING BYLAW AMENDMENT from (AG) Agricultural Zone to (RA7) Low Rise Apartment Zone; RAPPERSWILL

LOCATION: 16810 - 123 Street NW and 225 - Rapperswill Drive NW

LEGAL DESCRIPTION: Block C, Plan 1494NY; and Block D, Plan 5624NY

APPLICANT: IBI Group Inc.
300, 10830 - Jasper Avenue
Edmonton, AB T5J 2B3

OWNER: Newcastle Centre GP Ltd
2900, 10180 - 101 Street NW
Edmonton, AB T5J 3V5

ACCEPTANCE OF APPLICATION: January 23, 2015

EXISTING DEVELOPMENT: Undeveloped land

SUSTAINABLE DEVELOPMENT'S RECOMMENDATION: That Bylaw 17254 to amend the Zoning Bylaw from (AG) Agricultural Zone to (RA7) Low Rise Apartment Zone be APPROVED.

DISCUSSION

1. The Application

The application proposes to rezone the site from (AG) Agricultural Zone to (RA7) Low Rise Apartment Zone to facilitate the development of Medium Density Residential uses to allow for development of row housing and apartment housing , in compliance with the Rapperswill Neighbourhood Structure Plan.

2. Site and Surrounding Area

Currently, the application area is zoned (AG) Agricultural Zone and is undeveloped.

North of the application area, north of Rapperswill Drive, is zoned (RSL) Residential Small Lot Zone and is developed with single detached residential homes.

East of the application area, east of 123 Street, is zoned (RSL) Residential Small Lot Zone and (PU) Public Utility Zone and is developed with single detached residential homes and a stormwater management facility.

South of the subject lands is zoned (PU) Public Utility Zone and is developed with a stormwater management facility.

West of the application area is zoned (CSC) Shopping Centre Zone and is being developed with commercial uses.



Aerial view of site

ANALYSIS

1. Compliance with Approved Plans and Land Use Compatibility

The proposal supports the Developing and Planned Neighbourhoods policies within the Municipal Development Plan, *The Way We Grow* by facilitating a mixture of residential housing types and supporting contiguous development and infrastructure.

The application complies with the Rapperswill NSP which designates the site for Medium Density Residential uses. The Plan states that the site may develop with apartment housing, stacked row housing or row housing with densities up to 125 units per hectare. Building heights are restricted to 14.0 m or 4 storeys. The applicant's intent at this time is to develop the northern site for row housing and the southern site for apartment housing.

The site is located in close proximity to the stormwater management amenity and has safe and convenient access to collector roadways, commercial uses and transit. The site is appropriately buffered from the low density areas by major collectors and minor collector roadways internally but still has high visibility and superior access to adjacent arterial roads.

2. Transportation and Utilities

The Transportation Department has expressed no concerns to this application.

All concerns from other civic departments and utility agencies have been addressed.

3. Parks and School Boards

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

4. Environmental Review

A Phase 1 Environmental Site Assessment has been reviewed and the site is deemed suitable for the proposed development.

5. Surrounding Property Owners' Concerns

Advance Notice was sent by Sustainable Development on February 3, 2015 to surrounding property owners, the Baturyn Community League and the Castle Downs Recreation Society Area Council. Two responses were received.

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Both respondents cited concerns with potential traffic increases and reduced neighbourhood property values associated with the development of the proposed apartment housing uses. The respondents were advised that the application complies with the Rapperswill NSP which designates the application area for Medium Density Residential uses, which includes apartment housing. The technical studies that were completed in support of the Plan contemplated the traffic generated from potential apartment housing development. Transportation Services had no concerns with the application. In addition, the maximum height allowable in the proposed (RA7) Low Rise Apartment Zone is 14m (4 storeys). As the site is buffered by Rapperswill Drive and 123 Street, adverse impacts such as shadow or overlook on surrounding single family homes are not anticipated.

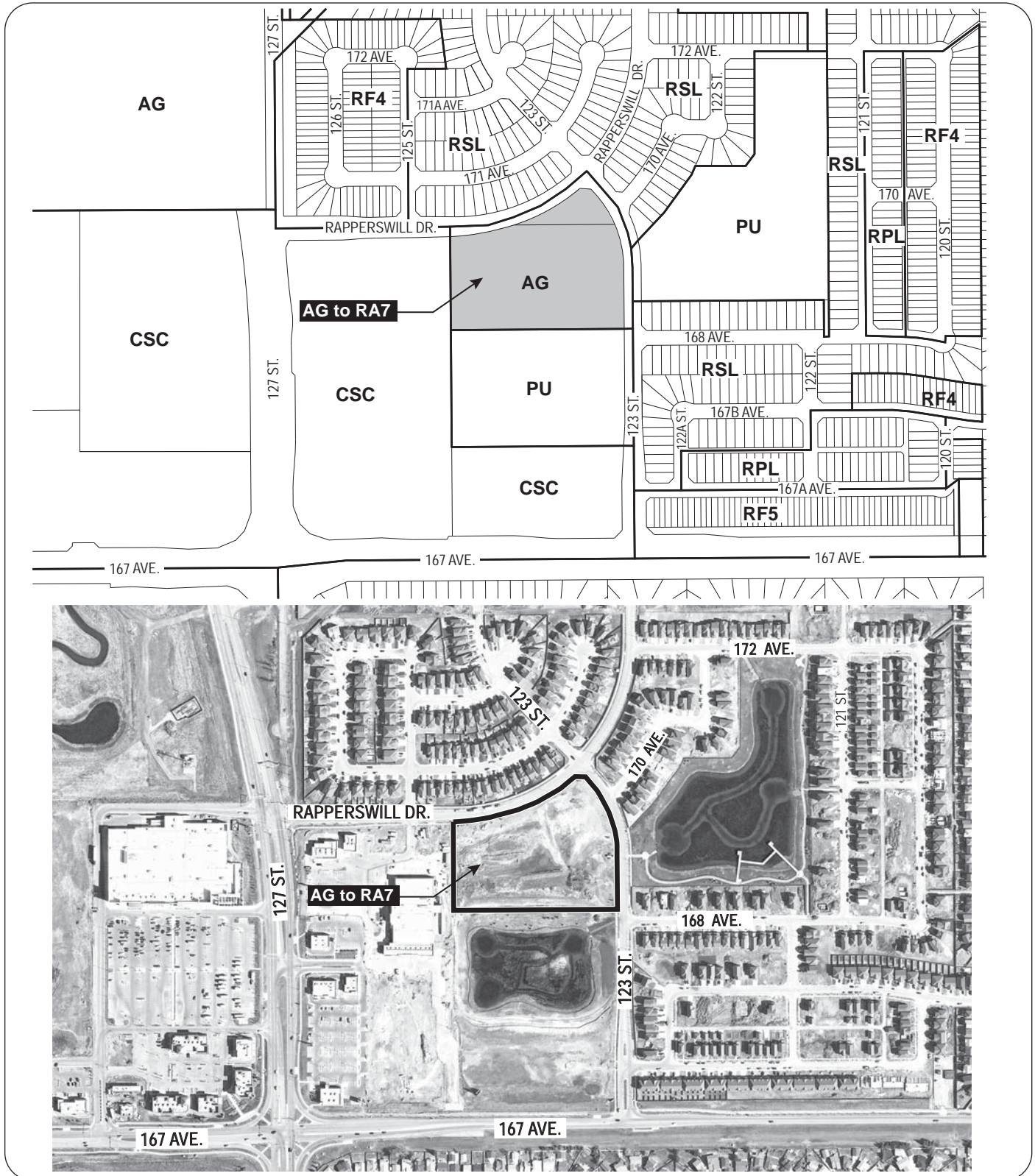
JUSTIFICATION

Sustainable Development recommends that Bylaw 17254 to amend the Zoning Bylaw from (AG) Agricultural Zone to (RA7) Low Rise Apartment Zone be APPROVED on the basis that the proposed rezoning supports *The Way We Grow* related to planning for complete communities, is in conformance with the Rapperswill NSP, will result in development compatible with existing and planned land uses in the area, and meets the technical requirements of the Civic Departments and utility agencies.

ATTACHMENTS

2a Maps

Written by: Carla Semeniuk
Approved by: Tim Ford
Sustainable Development
October 19, 2015

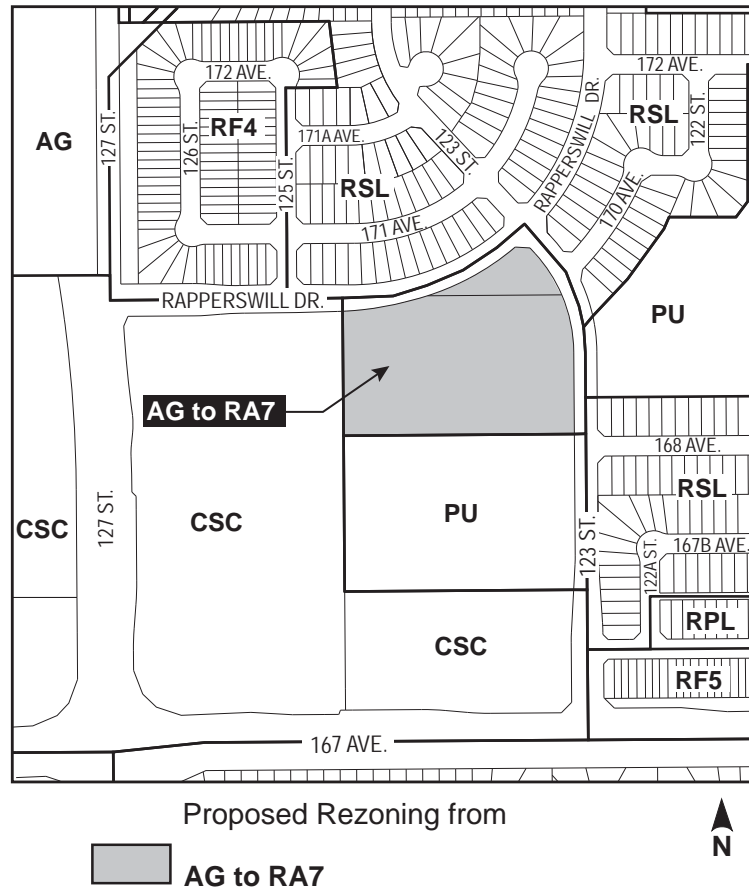


SURROUNDING LAND USE ZONES

FILE: LDA15-0037
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RAPPERSWILL BYLAW 17254

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and 225 - Rapperswill Drive NW



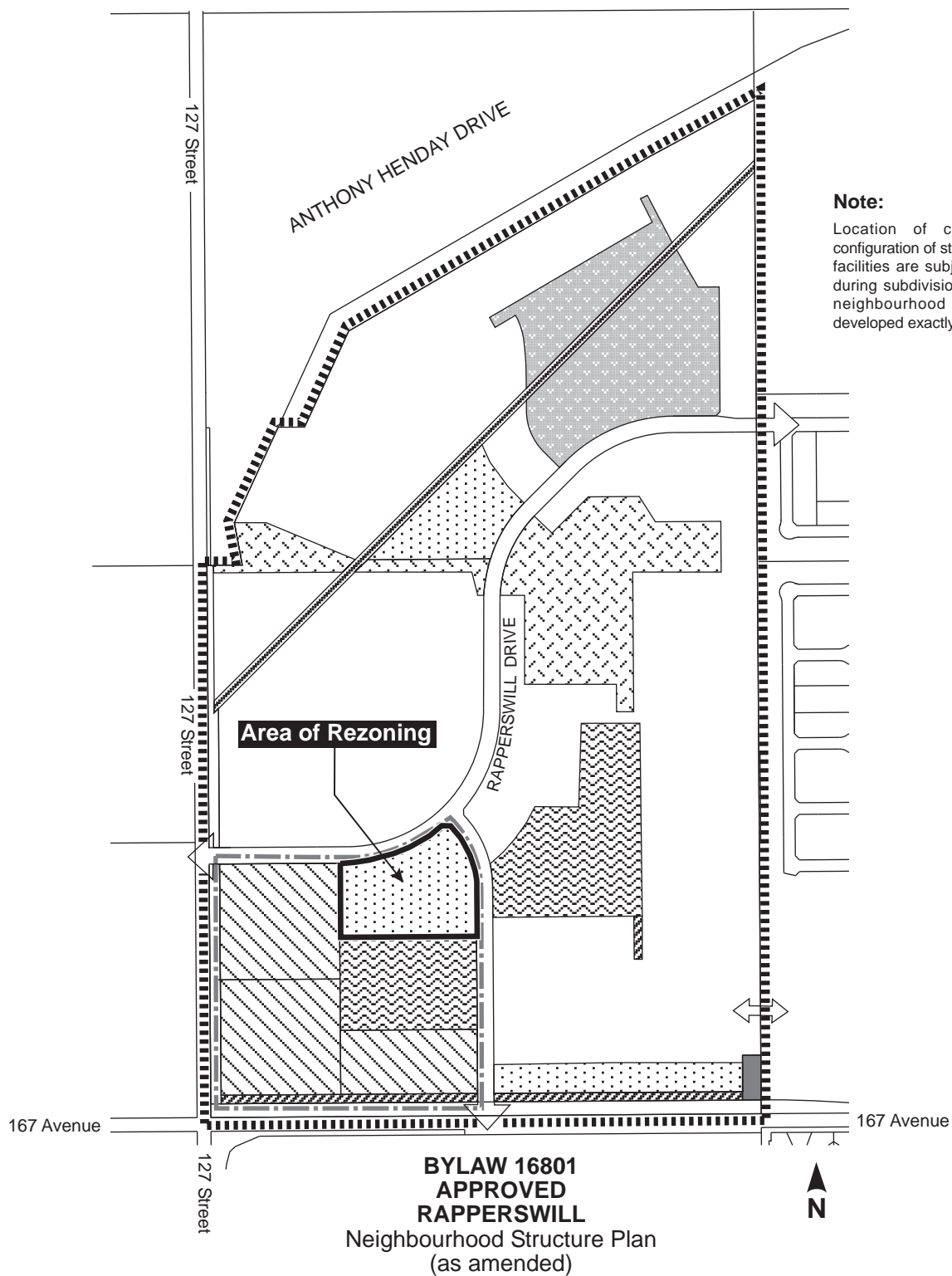
The purpose of proposed Bylaw 17254 is to change the Zoning Bylaw from (AG) agricultural zone to (RA7) low rise apartment zone, Block C, Plan 1494NY; and Block D, Plan 5624NY, as shown on the attached sketch. This zone provides the opportunity for the development of Medium Density Residential uses in the form of row housing and apartment housing, in conformance with the Rapperswill Neighbourhood Structure Plan. Sustainable Development supports this proposed bylaw.

PROPOSED REZONING

FILE: LDA15-0037

SUSTAINABLE DEVELOPMENT

DATE: October 19, 2015



- | | |
|---|--------------------|
| Low Density Residential | Public Utility Lot |
| Medium Density Residential | Gate Station |
| Commercial | Access |
| School/Neighbourhood Park (Municipal Reserve) | Urban Village |
| Natural Area - (Municipal Reserve) | NSP Boundary |
| Stormwater Management Facility | |