

**ATTACHMENT 2
BYLAW 16985
FILE: LDA14-0337
WEST JASPER
PLACE**

DESCRIPTION: ZONING BYLAW AMENDMENT from (RF1) Single Detached Residential Zone to (RF4) Semi-detached Residential Zone; WEST JASPER PLACE

LOCATION: 9619 – 152 Street NW

LEGAL DESCRIPTION: Lot 15, Block 46, Plan 5229 AD

APPLICANT: Cejay Ventures
#201, 9894 - 42 Ave
Edmonton, AB T6E 5V

OWNER: Cejay Ventures
#201, 9894 - 42 Ave
Edmonton, AB T6E 5V5

ACCEPTANCE OF APPLICATION: July 24, 2014

EXISTING DEVELOPMENT: Existing Single Detached House

SUSTAINABLE DEVELOPMENT'S RECOMMENDATION: That Bylaw 16985 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (RF4) Semi-detached Residential Zone be APPROVED.

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DISCUSSION

1. The Application

This application proposes to rezone the subject site from (RF1) Single Detached Residential Zone to (RF4) Semi-detached residential Zone. It is the applicant's stated intent to demolish the existing single family house and develop the lot with a semi-detached house.

2. Site and Surrounding Area

This application is located within the Jasper Place Area Redevelopment Plan and the Mature Neighbourhood Overlay. The neighbourhood is predominantly zoned (RF1) Single Detached Residential Zone with a mix of (RF4) Semi-detached Residential Zone parcels. On the east edge of the neighbourhood facing 149 Street the lots are larger and the majority are zoned (RA7) Low Rise Apartment Zone and contain existing buildings. Across from the subject site is an (AP) Public Parks Zone site and an (US) Urban Services Site that is the home of Sherwood Elementary School.



Site Photo: Aerial view of site from West. Property lines are approximate.

ANALYSIS

1. Compliance with Approved Plans and Land Use Compatibility

The Municipal Development Plan: *The Way We Grow* identifies the West Jasper Place community as an “Established Neighbourhood”. *The Way We Grow* supports this rezoning application through the following policies:

- 3.1.1.2 Encourage a minimum of 25 percent of city-wide housing unit growth to locate in the Downtown and mature neighbourhoods and around LRT stations and transit centres where infrastructure capacity supports redevelopment.
- 3.5.1.1 Support redevelopment and residential infill that contribute to the livability and adaptability of established neighbourhoods and which are sensitive to existing development.
- 3.5.2.1 Promote the development of family oriented housing and walkability in established neighbourhoods to support existing school and institutional infrastructure.
- 4.2.1.6 Optimize the use of existing infrastructure in established neighbourhoods.
- 4.4.1.1 Provide a broad and varied housing choice, incorporating housing for various demographic and income groups in all neighbourhoods.
- 4.4.1.2 Provide a greater range of housing choice in association with the location of education, recreation, and health uses.

The Jasper Place Area Redevelopment Plan (ARP) was approved by Council on August 24, 2015 (Bylaw 17260). This ARP calls for ‘Active Edge Housing’ in the subject site’s location. Within the plan’s definition of Active Edge Housing, it states that ground-oriented housing opportunities such as duplexes/semi-detached units and row houses is appropriate in locations around parks and open spaces.

The proposed rezoning complies with the City’s Zoning Bylaw provisions for a (RF4) Semi-detached Residential Zone. At 15.24 metres wide by 45.11 metres deep and an area of 687.47 square metres the site meets the minimum lot size requirements for a semi-detached dwelling. The rezoning will provide an opportunity for Semi-detached housing that is compatible with surrounding land uses.

2. Transportation and Utilities

All comments from effected Civic Department or utility agency have been addressed.

3. Parks and School Boards

The Parks Planning Unit of Sustainable Development, the Edmonton Public School Board, and the Edmonton Catholic School Board have not expressed any concerns regarding the proposed rezoning.

4. Surrounding Property Owners' Concerns

On August 12, 2014, an advance notice of this application was sent to surrounding property owners, the West Jasper-Sherwood Community League and the West Edmonton Communities Council Area Council. Sustainable Development received one (1) phone call of enquiry and one (1) one phone call and seven (7) emails in opposition to the rezoning, one of which was from the Community League. Two of the eight emails in opposition were sent from two different individuals who reside at a single address.

The property owners in opposition expressed that the proposed development was contrary to the *Residential Infill Guidelines*, in specific regards to the locational criteria for semi-detached housing and row housing, the development was contrary to the Newman's Resolution, limited parking, and the application maybe premature due to the forthcoming Jasper Place Area Redevelopment Plan (ARP).

Since this correspondence, the Jasper Place Area Redevelopment Plan was approved by Council on August 24, 2015.

The concerned surrounding property owners and the community league were advised that the application is in conformance with the general intent of the Residential Infill Guidelines and the Jasper Place Area Redevelopment Plan. The citizens were advised that the Newman's Resolution has been rescinded by Council.

For parking concerns it was noted that any new development on the subject site will be required to meet the minimum parking requirements as set out by the Edmonton Zoning Bylaw.

Sustainable Development advised that Row Housing is not being proposed on the subject site. Furthermore, along the arterials of 149 Street NW and 156 Street NW, the concentration of low-rise apartments does not extend beyond a half block into the interior of the neighbourhood.

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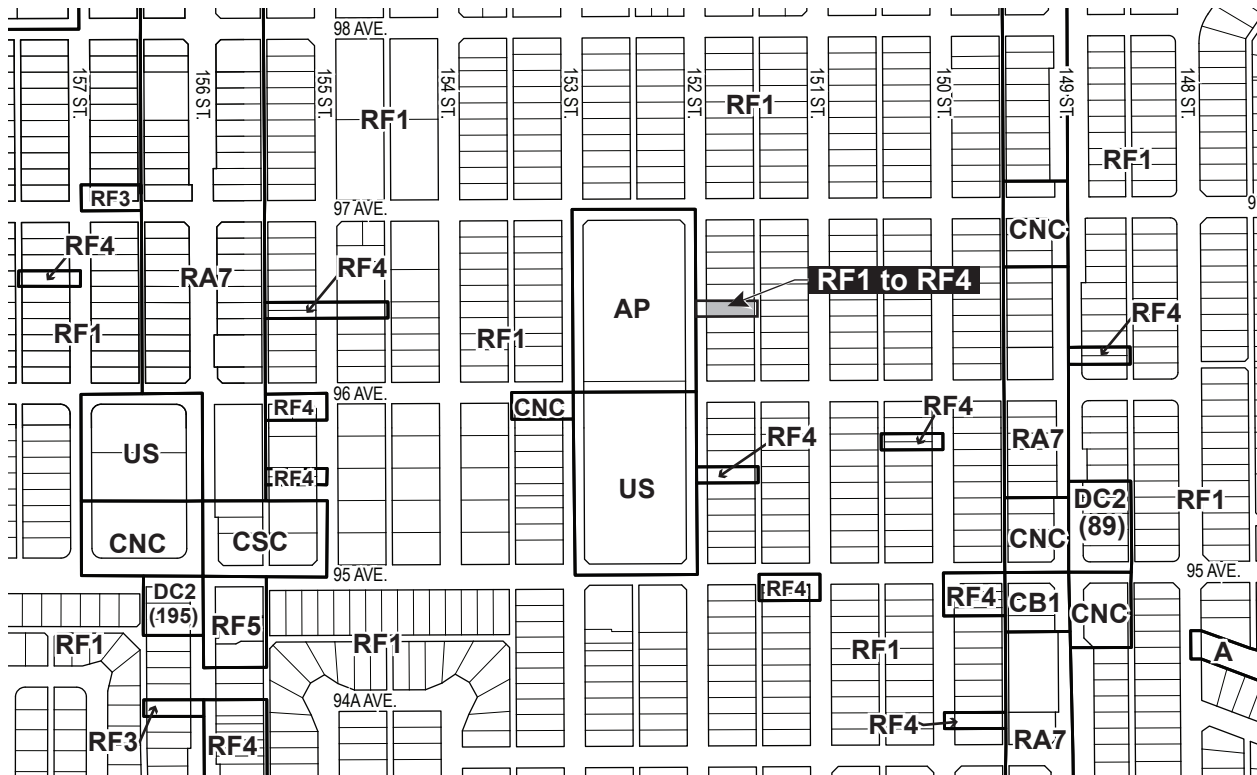
JUSTIFICATION

Sustainable Development recommends that Bylaw 16985 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (RF4) Semi-detached Residential Zone be APPROVED on the basis that the proposed zoning conforms with the Jasper Place Redevelopment Plan, will result in development that is compatible with the surrounding low density uses, and meets the technical requirements of the Civic Departments and utility agencies.

ATTACHMENTS

2a Maps

Approved by: Tim Ford
Written by: Vivian Gamache
Sustainable Development
October 19, 2015



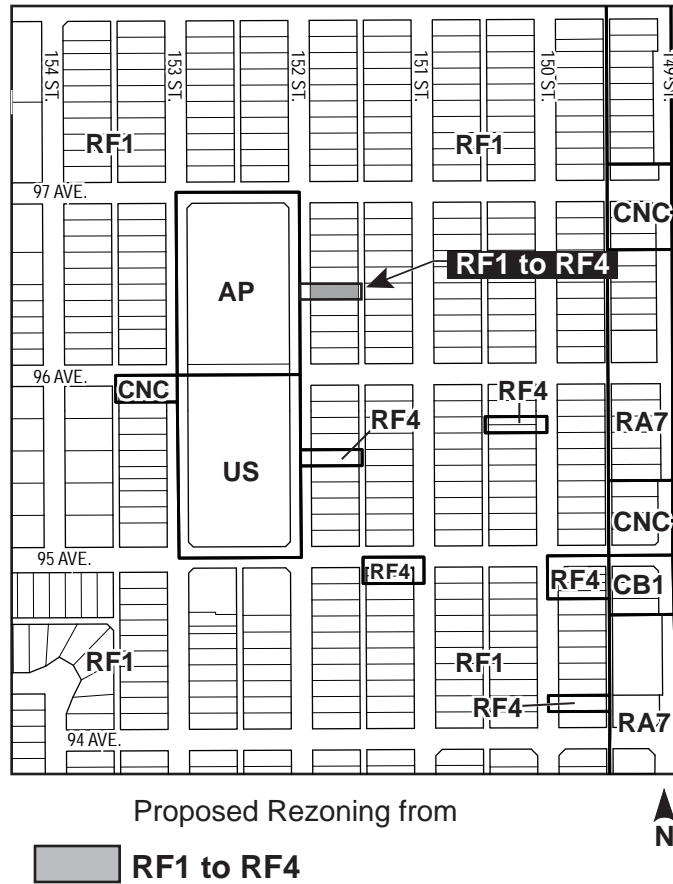
SURROUNDING LAND USE ZONES



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 DATE: October 19, 2015
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WEST JASPER PLACE, BYLAW 16985

Location: 9619 - 152 Street NW



The purpose of proposed Bylaw 16985 is to change the Zoning Bylaw from (RF1) single detached residential zone to (RF4) semi-detached residential zone, Lot 15, Block 46, Plan 5229 AD, as shown on the above sketch. This zone provides the opportunity for development of single detached, duplex, and semi-detached uses in conformance with the Jasper Place Area Redevelopment Plan. Sustainable Development support this proposed bylaw.

PROPOSED REZONING

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