

**ATTACHMENT 2
BYLAW 17395
FILE: LDA15-0259
NORTH GLENORA**

DESCRIPTION: ZONING BYLAW AMENDMENT from (RA7) Low Rise Apartment Zone and (RF1) Single Detached Residential Zone to (DC2) Site Specific Development Control Provision; NORTH GLENORA.

LOCATION: Northeast corner of 109A Avenue and 139 Street NW;
10950 – 138 Street NW and 13820 – 109A Avenue NW

LEGAL DESCRIPTION: Lots 39-41, Block 11, Plan 3624HW

APPLICANT: The Communitas Group
200, 12120 – 106 Avenue NW
Edmonton, AB T5N 0Z2

OWNER: Westmount Presbyterian Church
13820 – 109A Avenue NW
Edmonton AB T5M 2K1

ACCEPTANCE OF APPLICATION: May 25, 2015

EXISTING DEVELOPMENT: Existing church and single detached house

SUSTAINABLE DEVELOPMENT'S RECOMMENDATION: That Bylaw 17395 to amend the Zoning Bylaw from (RA7) Low Rise Apartment Zone and (RF1) Single Detached Residential Zone to (DC2) Site Specific Development Control Provision; be APPROVED.

DISCUSSION

1. The Application

The applicant proposes to rezone the three parcels located at the northeast corner of 139 Street and 109A Avenue NW. The three parcels currently house Westmount Presbyterian Church, and a single detached house. The proposed rezoning will allow for the redevelopment of the site to include a smaller church, a daycare, and up to 16 units of multi-family housing in the form of street-oriented stacked row housing.

The application has been made through a joint partnership led by the Internet Housing Society of Edmonton, working in partnership with the Westmount Presbyterian Church. Internet has a mandate to provide affordable housing for individuals and families in Edmonton. Internet is a not-for-profit and has a history of ensuring that sufficient resources are allocated for ongoing maintenance and long term capital replacements and improvements. The Westmount Presbyterian Church has been located in the community for over 60 years during which time it has contributed to the preservation of the community environment and the enhancement of the quality of life enjoyed by the residents.

Prior to Administration receiving a formal application, between October 2013 and May 2015, the applicant chose to conduct a number of community engagement events to encourage dialogue between the community and the property owner. These consultation events provided an opportunity for discussion with the neighbours about the future options for the site.

As a result of this extended engagement, the North Glenora Daycare and elementary school requested that the daycare be relocated to the Church site. Many residents expressed desire for the church to be located at the corner of the site in a prominent location. Requests were also made for reduced unit numbers.

2. Site and Surrounding Area

The subject site is located in the central area of the established North Glenora neighbourhood, at the intersection of 109A Avenue and 135 Street. The North Glenora Neighbourhood is found within the boundary of the Mature Neighbourhood Overlay which promotes small-scale new development that is compatible with adjacent properties and maintains a pedestrian-friendly streetscape. While the DC2 regulations are not beholden to the Mature Neighbourhood the application does follow the general intent of these guidelines.

The North Glenora Elementary School is located immediately south, across 109A Avenue.

To the north and west of the application area is predominantly single family housing and is zoned (RF1) Single Detached Residential Zone. The parcel to the immediate east is zoned (RA7) Low Rise Apartment Zone and is developed as seniors housing for the Metis Housing Corporation. Further east, the lots have (DC5) Zoning that permits row housing.



Looking north at the site from 109A Avenue and 139 Street

ANALYSIS

1. Compliance with Approved Plans and Policies

Municipal Development Plan

The Municipal Development Plan, *The Way We Grow*, identifies the Glenora neighbourhood as an “Established Neighbourhood”. This proposed rezoning is consistent with the following policies of the Municipal Development Plan as detailed below:

- encourage a minimum of 25 percent of city-wide housing unit growth to locate in the Downtown and mature neighbourhoods where infrastructure capacity supports redevelopment;
- support redevelopment and residential infill that contributes to the livability and adaptability of established neighbourhoods and which are sensitive to existing development;

BYLAW 17395
FILE: LDA15-0259
NORTH GLENORA

- work in partnership with other orders of government, private owners and landlords and the community to maintain, upgrade and expand the new and existing affordable rental housing supply in the city; and
- promote the development of family-oriented housing and walkability in established neighbourhoods to support existing school and institutional infrastructure.

North Glenora Neighbourhood Plan

The proposed development supports the neighbourhood rejuvenation and is compatible with the existing family-oriented character of the area. This proposal complies with the general intent of the North Glenora Neighbourhood Plan, as detailed below:

- The proposed development will facilitate ‘community inclusiveness’ by allowing the development of family oriented stacked row-housing and include a daycare facility in the church. The housing will serve to enable families to create permanent homes, and be part of the community over the long term.
- This development will encourage ‘pride in property’ through employing property management to maintain the units and the grounds, and not only will ensure that residents look after their property but also encourage them to take pride in their homes.
- Intermet has in its objects of incorporation, the value of encouraging and fostering a sense of community in its housing.
- In the future, the Church will continue to participate in community activities and to make its space available for community uses.

The proposed redevelopment also complies with the guiding principles relating to redevelopment in the North Glenora Neighbourhood Plan, as detailed below:

- The proposed development is consistent with the existing development and zoning in that the row housing is proposed where there is existing multi-family housing developed to the east of these lots. Furthermore, two of the lots comprising the application area are already zoned RA7.
- Intermet will develop and implement an internal subsidization program which will permit a range of economic family circumstances and help to encourage a ‘housing mix’ in the community. Furthermore, in recognition of the single family nature of the community, and although part of this site could accommodate an apartment building, Intermet adapted its design to develop a smaller scale stacked town house development that is more in keeping with the

existing residential character of the community.

- Although the development consists of stacked town homes and not single family units, the overall design is in keeping with the building massing and site coverage of single family homes.

Residential Infill Guidelines

This application conforms with the general intent of the Residential Infill Guidelines for medium scale stacked row housing, which applies to units between 3-4 storeys and 5 or more units. As such, the Residential Infill Guidelines section on Medium Scale Infill is applicable to this application. This application conforms to the following guidelines for medium scale infill as pertaining to stacked row housing:

- The site is located on a comprehensively planned site within a mature neighbourhood;
- The site has direct access to a lane from which parking can be accessed;
- The building is proposed to be 12 m which would translate into 3 storeys; this is below the maximum 4 storeys suggested for stacked row-housing in RIG; and
- The maximum building plan shown on the site plan is shown as 48 m, in conformity to the RIG guidelines that the maximum building length should be 48m.

2. Transportation and Utilities

The proposed zoning results in a parking variance of approximately 39% for the site compared to the requirements of the zoning bylaw. A Traffic and Parking Assessment has been completed in support of this development. The report concluded that the parking strategy meets the anticipated parking demand and is in balance with other City and neighborhood community goals. Residential and visitor parking for the stacked row housing development will be fully accommodated on the subject site. A shared use parking agreement exists between the Church and Coronation School to the south. The facilities agreement allows church parishioners and day care employees to utilize the school's parking facilities. In addition, a church has existed on the subject site for over 60 years with limited off-street parking and has been utilizing on-street parking with no issues. There are opportunities to accommodate overflow church parking and visitor parking on-street without negative impacts on traffic movements along adjacent roads. As such, Transportation Services has no objections to the parking variance.

No other Civic Department or utility agencies have expressed objections or concerns regarding the proposed rezoning.

3. Parks and School Boards

The Parks Planning Section of Sustainable Development, Edmonton Public School Board and Edmonton Catholic School Board have not expressed any objections to the proposed rezoning.

4. Surrounding Property Owners' Concerns

Prior to the formal submission of an application the applicant chose to hold multiple public engagement events with the community. Between October 2013 and September 2014, the applicant held 3 public meetings in the community, in addition to a Pre-Application Letter circulated on December 8, 2014. The applicant reported receiving six responses from owners within a 120m property radius as well as a response from the community league. Main areas of concern were regarding concerns with traffic and parking. In addition concerns were raised over quality of building materials, landscaping, density, the number of units proposed, increased crime, and income mixing. It is noted that while the original proposal included an apartment building, the current proposal only includes stacked town homes.

In response to the concerns raised during the public notification, the applicant chose not to pursue a 4 storey apartment building on the two existing RA7 lots, and instead proposed 16 units of stacked row housing to better fit with the current single family housing stock within the community. The proposed 16 unit townhouse development does not increase the number of units that can be built on the site; however, because of the town house form the development requires a site that is larger than the 2 existing RA7 lots, and requires a portion of the lot currently zoned RF1.

On June 9, 2015, Sustainable Development sent an advance notice of this application to the surrounding property owners, North Glenora Community League and the Edmonton Federation of Community Leagues. Seven responses were received to this notification. Main areas of concern were regarding a perceived deficit in parking, increased traffic, as well as privacy, the housing of immigrant populations, and a desire to see seniors housing included in the application.

The applicant submitted a Traffic and Parking Review Report that supported a parking relaxation of between 21 and 24 stalls which is reflected in the proposed 37 stalls. A shared use parking agreement with the adjacent school will allow church parishioners to use the Coronation School parking lot on Sundays. The daycare that currently operates out of the Coronation School and the staff parking will continue to be accommodated after the facility moves to the church site.

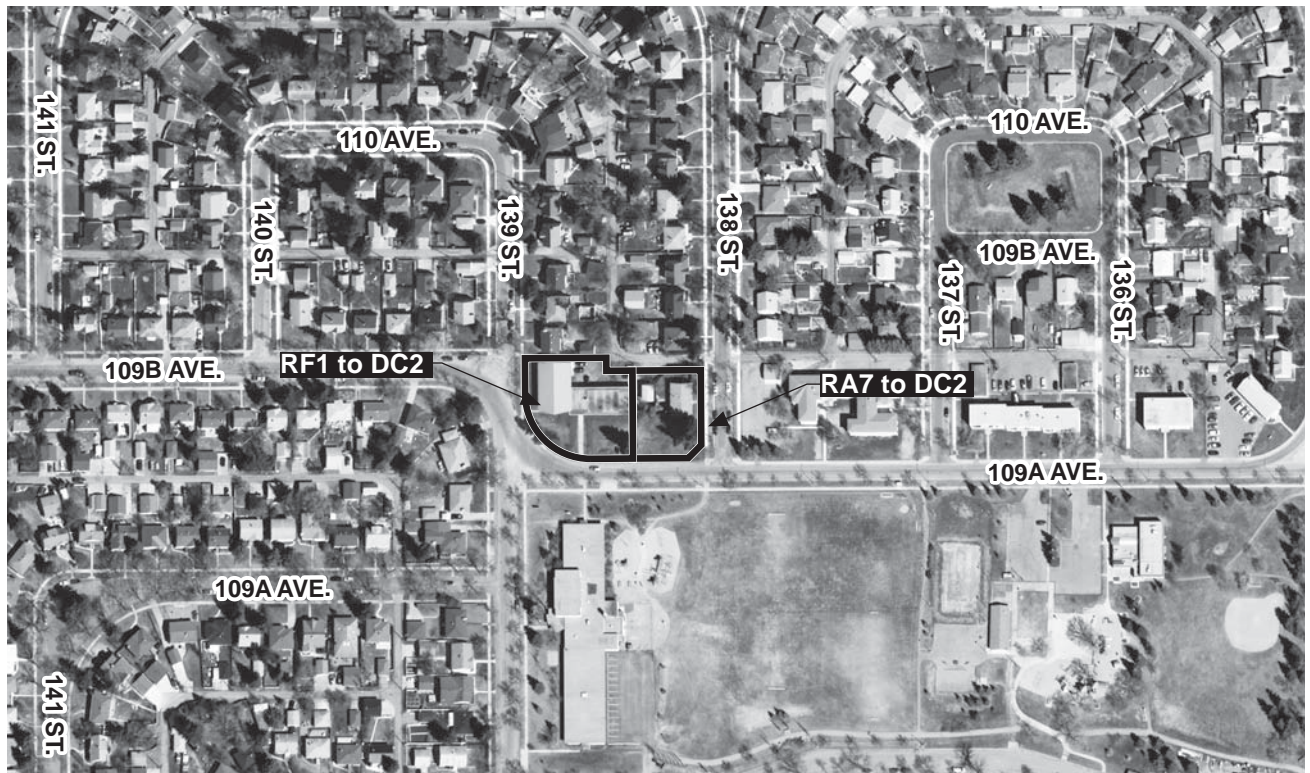
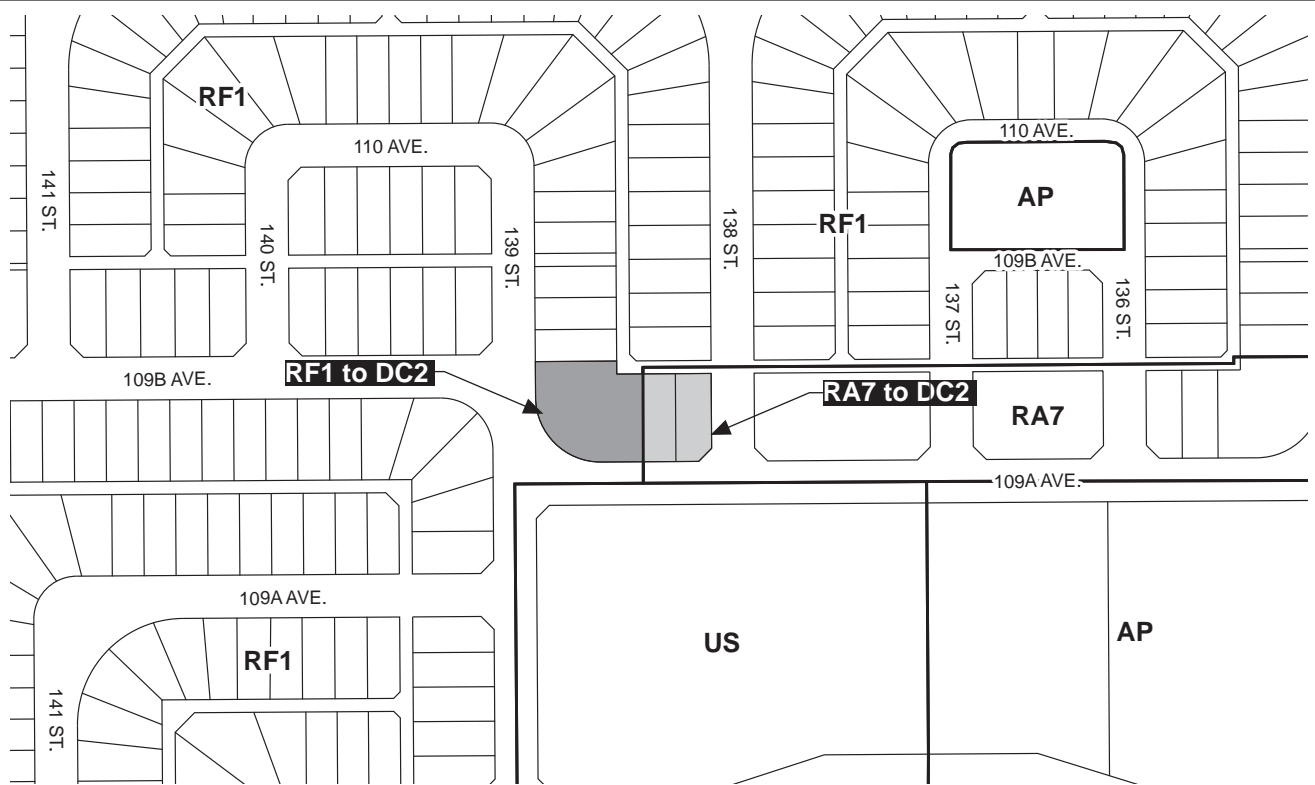
JUSTIFICATION

Sustainable Development recommends that Bylaw 17395 to amend the Zoning Bylaw from (RA7) Low Rise Apartment Zone and (RF1) Single Detached Residential Zone to (DC2) Site Specific Development Control Provision be APPROVED on the basis that the proposed development is in accordance with the principles in *The Way We Grow*, the general intent of the North Glenora Neighbourhood Plan, the general intent of the Residential Infill Guidelines, is compatible with surrounding land uses, and meets the technical requirements of the Civic Departments and utility agencies.

ATTACHMENT

2a Maps

Written by: Kerry Girvan
Approved by: Cathy Raftis
Sustainable Development
October 19, 2015

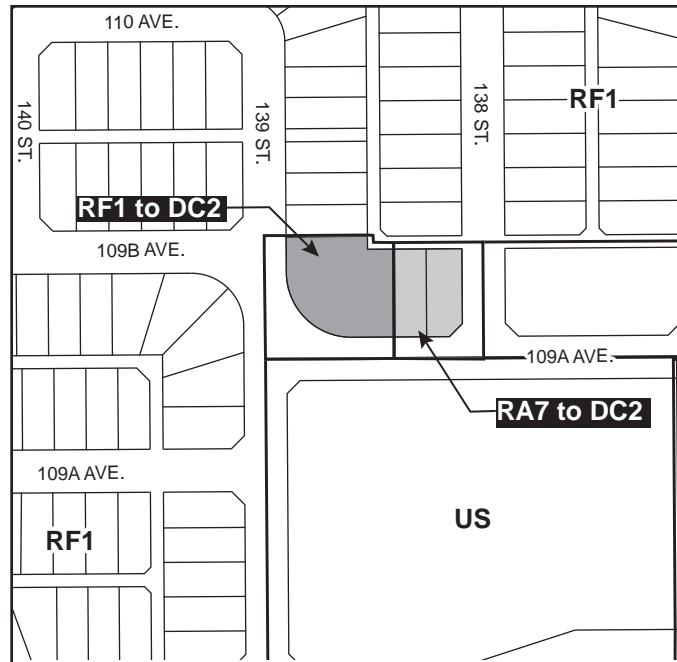


SURROUNDING LAND USE ZONES

FILE: LDA15-0259
DATE: October 19, 2015
BYLAW 17395

NORTH GLENORA, BYLAW 17395

Located: 10950 – 138 Street NW and
13820 – 109A Avenue NW



Proposed Rezoning from

- RA7 to DC2
- RF1 to DC2



The purpose of proposed Bylaw 17395 is to change the Zoning Bylaw from (RA7) low rise apartment zone and (RF1) single detached residential zone to (DC2) site specific development control provision, Lots 39-41, Block 11, Plan 3624 HW, as shown on the attached sketch. This zone provides the opportunity for for a site specific development control provision to accommodate stacked row-housing with site specific development regulations, religious assembly uses, and other community supportive services. Sustainable Development supports this proposed bylaw

PROPOSED REZONING

FILE: LDA15-0259

SUSTAINABLE DEVELOPMENT

DATE: October 19, 2015