

ATTACHMENT 2
BYLAW 17398
BYLAW 17399
LDA15-0207
STRATHCONA

DESCRIPTION: AMENDMENT TO THE STRATHCONA AREA
REDEVELOPMENT PLAN

ZONING BYLAW AMENDMENT from (RF5) Row Housing
Zone to (DC2) Site Specific Development Control Provision,
STRATHCONA.

LOCATION: 10125 – 84 Avenue NW

**LEGAL
DESCRIPTION:** Lot 33, Block 78, Plan 1523194

APPLICANT: Kennedy Architecture
10434 – 122 Street NW
Edmonton AB T5N 1M3

OWNERS: Lockeford Construction Ltd.

**ACCEPTANCE OF
APPLICATION:** May 6, 2015

**EXISTING
DEVELOPMENT:** Four (4) Single Detached Houses

**SUSTAINABLE
DEVELOPMENT'S
RECOMMENDATION:**

That Bylaw17398 to amend Strathcona Area Redevelopment Plan
be APPROVED.

That Bylaw 17399 to amend the Zoning Bylaw from (RF5) Row
Housing Zone to (DC2) Site Specific Development Control
Provision be APPROVED.

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DISCUSSION

1. The Application

This report includes two related Bylaws for the subject sites located in the Strathcona neighborhood.

The first component, Bylaw 17398 proposes to amend the Strathcona Area Redevelopment Plan, as it applies to the subject site to allow for a four (4) Storey, 18 metre low-rise apartment. Policy 2 and Policy 4.a in “*Sub Area 2 – Mixed Low and Medium Density Residential Area*” are to be updated to allow for a development on the subject site to allow for a 4 Storey Apartment Building.

The second component, Bylaw 17399 proposes to rezone the subject site from (RF5) Row Housing Zone to (DC2) Site Specific Development Control Provision to allow for the opportunity to develop up to a four storey Low Rise Apartment Building which can be 16 metres in height.

2. Site and Surrounding Area

The subject site is located between 100 Street NW and 101 Street NW, on the south side of 84 Avenue NW, a collector road, in the Mixed Low and Medium Density Residential Area of the Strathcona neighborhood. The site currently has four single detached houses on it.

Lands to the North, across 84 Avenue are zoned (RA7) Low Rise Apartment Zoning and consist of two walk-up apartments.

A half block to the west lies the gravel parking lot for the Old Strathcona Farmer’s Market and two blocks to the south is Whyte Avenue.

The properties to the west are zoned (RF5) Row Housing Zone and consists of walk-up apartment and its associated surface parking lot.

The properties to the east are zoned (RF5) Row Housing Zone and are developed with single detached housing.

Properties to the south across the rear lane are zoned (RA7) Low Rise Apartment and (RF5) Row Housing and are developed with walk up apartments and single detached housing.



Figure 1 – Subject Site looking east from 84th Avenue.



Figure 2 – Subject Site looking west from 84th Avenue

ANALYSIS

1. Compliance with Approved Plans and Policies

a) Municipal Development Plan: The Way We Grow

The application is in accordance with the Municipal Development Plan. The proposed development is optimizing the existing infrastructure within Strathcona. It also creates infill which adapts to the neighbourhood and promotes family oriented housing and walkability.

It is recognized that the development will not incorporate affordable housing; however, the owner has agreed to provide seven (7) Family-Oriented Dwellings.

b) Strathcona Area Redevelopment Plan

The Strathcona Area Redevelopment Plan was adopted by Council in December 1998. The subject site is located within *Sub Area 2 – Mixed Low and Medium Density Residential Area* of the Strathcona ARP with existing land use policy envisioning the preservation of a mixture of residential uses, accommodating the apartments that already exist, and maintaining single family and low density residential development, so that a variety of housing can continue to be provided in the area.

As indicated in the Strathcona Area Redevelopment Plan, the development will respect the pedestrian oriented character of the front street, and reduce the side yards to provide a pattern of breaks in the development that is more consistent with single family housing.

It is recognized that certain policies will need to be amended in order for this application to be in full compliance with the Strathcona Area Redevelopment Plan. This includes allowing for this development to exceed the recommended height limit of 3 Storeys and allowing rezoning of property which is currently developed for low density residential uses. The development has apartment housing across both 84 Avenue and the rear lane. As well, it is immediately adjacent to another Apartment House to the west of it.

The current zone of the site, (RF5) Row Housing Zone extends from 101 Street NW west to the western property line of the subject site, and from the lane south of 84 Avenue NW to 85 Avenue NW. Although zoned to allow Row Housing, this area currently consists solely of Single Detached Housing.

c) Residential Infill Guidelines

This application is in accordance with the Residential Infill Guidelines (RIG) in that it does not go over four storeys in height, has modulated and articulated elevations to reduce the appearance of the building bulk, access to parking is from the adjacent lane and surface parking is at the rear of the building.

It is recognized that the location of this development will not fulfill the Location and Distribution criteria of the Residential Infill Guidelines, such as being on a corner site or on the edge of the neighbourhood; being adjacent to a neighbourhood commercial centre, being on a large site within a mature neighbourhood, or being on a high frequency transit corridor. However, given the site location and in the context of surrounding apartment uses, the proposal is deemed a suitable form of infill development.

2. Land Use Compatibility

The site is located on the south side of 84 Avenue NW, between 102 Street NW and 101 Street NW. It is approximately 150 metres from Whyte Avenue.

To the west and north of the development from 82 Avenue NW up to 85 Avenue NW is Low Rise Apartment Zoning (RA7), which the proposed Provision is modelled after. To the east of the development from the lane south of 84 Avenue NW to 85 Avenue NW is Row Housing Zoning (RF5) which the development is currently zoned for. Thus, the Site lies between the two zoning areas.

The DC2 Provision advanced through this application strives provide a transition from the Low Rise Apartment zoning to the west, to the Row Housing Zoning to the east through stepbacks, building articulation, and landscaping. Measures have been taken to ensure the design mitigates the sun/shadow effects through these same design criteria.

To ensure adequate compatibility and transition to the existing Single Detached Houses to the immediate east of the development, the applicant has committed to providing the following:

- Enhanced landscaping including retention (where possible) of large mature trees on the Site's eastern edge
- A clause permitting the Development Officer to ensure window locations of the proposed development along the eastern edge are adequate;
- Enhanced building articulation;
- A 4 Metre Setback
- A 3 Metre X 3 Metre Stepback above the 2nd Storey, at the corners of the building.

	Proposed DC2	RF5	Mature Neighborhood Overlay
Height	18 Metres	10 Metres	8.6 Metres
Front Setback	6 Metres	6 Metres	Based on the Block Face Average
Rear Setback	7.5	7.5	40% of Site Depth

3. Community Benefits / Amenities

The owner has agreed to provide seven (7) Family Oriented Dwellings in the form of Stacked Row Housing to replace the four Single Detached Houses that may potentially be demolished.

4. Parking and Traffic

The proposed development is designed to meet the parking requirements of the Zoning Bylaw for required vehicular parking spaces including visitor parking spaces. Parking will be provided both underground and at-grade behind the proposed structure off the rear lane.

5. Civic Departments and Utility Agencies

No Civic Departments or utility agencies reported concerns regarding this proposal.

6. Public Consultation

On May 22, 2015 Sustainable Development sent notice of the proposed application to amend the Strathcona Area Redevelopment Plan to surrounding property owners and the Strathcona Community League.

On August 21, 2015, a public meeting was held. The meeting was attended by 16 people.

As a result of the advanced notice and public meeting held, three emails and one phone call of non-support have been received. The following is a summary of comments and feedback received through the consultation process.

Comments of non-support include:

- Front Setback appears insufficient and is ambiguous;
- ARP should be protected;

- Townhouses should be built to protect schools;
- Building will result in increased vehicular traffic and 84 Avenue is already in need of repair;
- 84 Avenue could become too busy with 83 Avenue becoming one way and this proposed development;
- not enough Off-Site Improvements being provided;
- front benches and trash enclosure would attract homeless people.

Comments for recommended improvements include

- Move the trash enclosure and transformer further west on the site.
- Retain existing mature trees on eastern property line.
- Remove “pocket parks” in the front of the development.

In response to the comments received, a revised application was submitted by the applicant/owner and is the one brought forth in Bylaws 17398 and 17399. The revisions include the following

- Relocation of trash enclosure further to the west of the site;
- Creation of Stacked Row Housing Units within the Apartment Complex
- Removal of the “Pocket Parks”

JUSTIFICATION

Sustainable Development recommends that Bylaws 17398 and 17399 be APPROVED on the basis that the application:

- provides a development that makes efficient use of existing infrastructure;
- provides the opportunity for a broad and varied housing choice, including family oriented dwellings;
- contains specific design regulation to mitigate impacts on neighbouring properties;
- meets the technical requirements of Civic Departments and utility agencies.

ATTACHMENTS

2a Maps

Written by: Mark Harrison
Approved by: Tim Ford
Sustainable Development
October 19, 2015



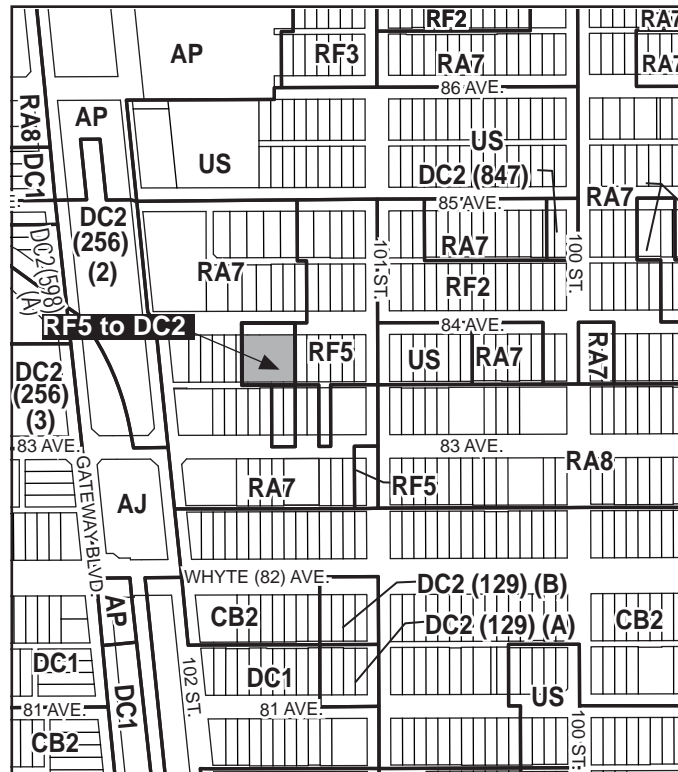
SURROUNDING LAND USE ZONES

FILE: LDA15-0207
DATE: October 19, 2015
BYLAW 17399

SUSTAINABLE DEVELOPMENT

STRATHCONA, BYLAW 17399

Location: 10125 - 84 Avenue NW



Proposed Rezoning from



RF5 to DC2



The purpose of proposed Bylaw 17399 is to change the Zoning Bylaw from (RF5) row housing zone to (DC2) site specific development control provision, Lot 33, Block 78, Plan 1523194, as shown on the above sketch. This provision provides the opportunity for residential development up to 4 Storeys and/or 16 metres in height, with both underground and rear at-grade parking accessed off the rear lane. Sustainable Development supports this proposed bylaw.

PROPOSED REZONING

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SUSTAINABLE DEVELOPMENT

DATE: October 19, 2015