

Proposed Rezoning of 16449 - 16 Avenue NW to a Direct Development Control Provision (DC1)

Amendment to the Windermere Area Structure Plan – Bylaw 19264

Amendment to the Windermere Neighbourhood Structure Plan - 19265

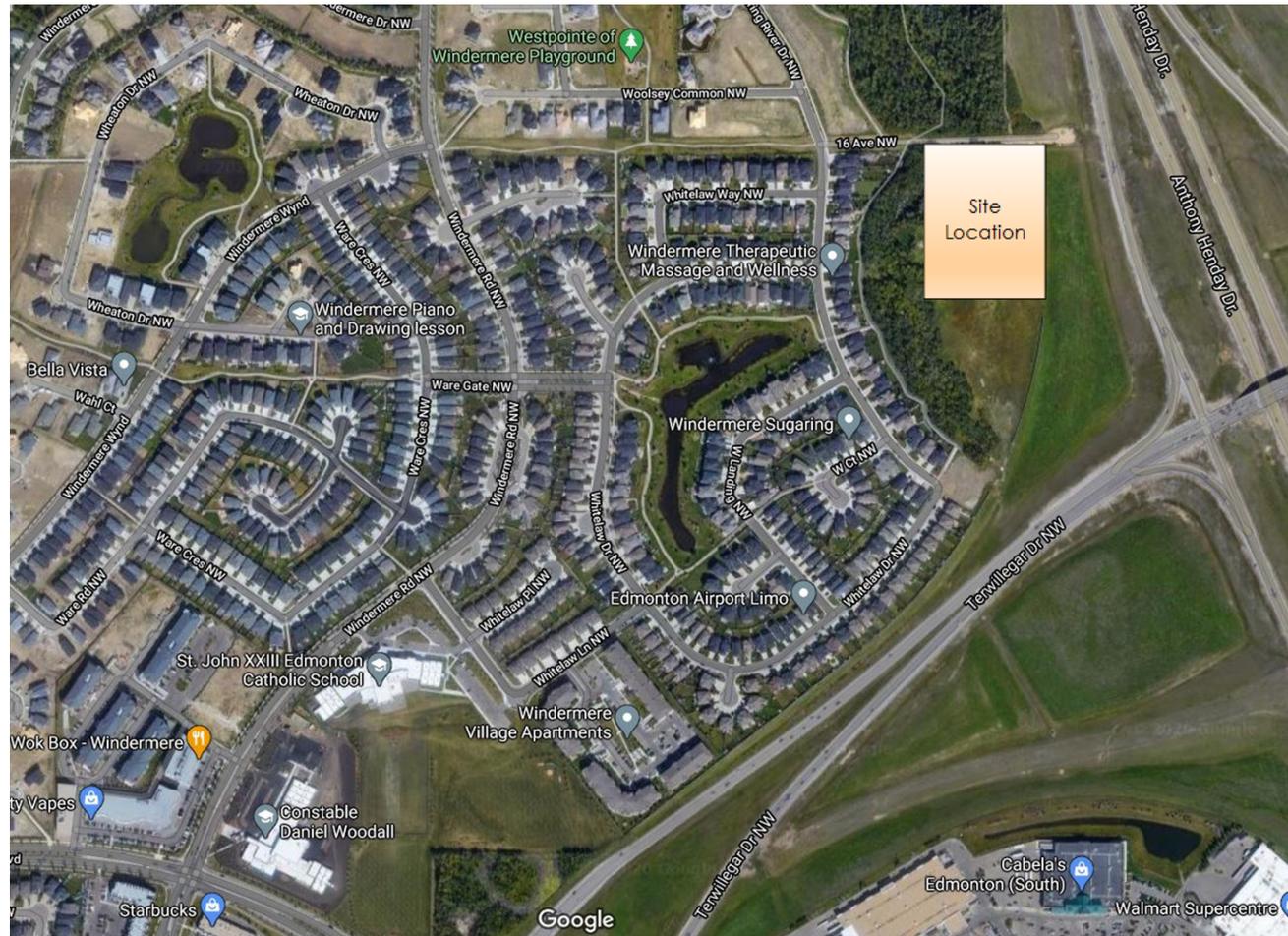
Zoning Bylaw Amendment from AG to DC1 – Bylaw 19266

Public Hearing – September 1, 2020



Site Location

- 16449 - 16 Avenue NW (Lot 1, Block , Plan 9220825)
- Northeast corner of Windermere Neighbourhood Structure Plan
- Site size 2.18 ha



Site History

- Owned by YMCA at the time the Windermere ASP and NSP were prepared and is identified as institutional with opportunity for medium density residential
- Jaffer Generations purchased in 2011 with intent to build a place for religious assembly
- 2012-2013, consultation with surrounding residents met with significant concern regarding traffic volume and times of day for traffic
- After consideration of community concerns and consultation with the City of Edmonton's Planning Department, and then Councilor Anderson, it was agreed (by all) that the proposal for the site be modified to allow for Medium Density Residential development

Windermere NSP

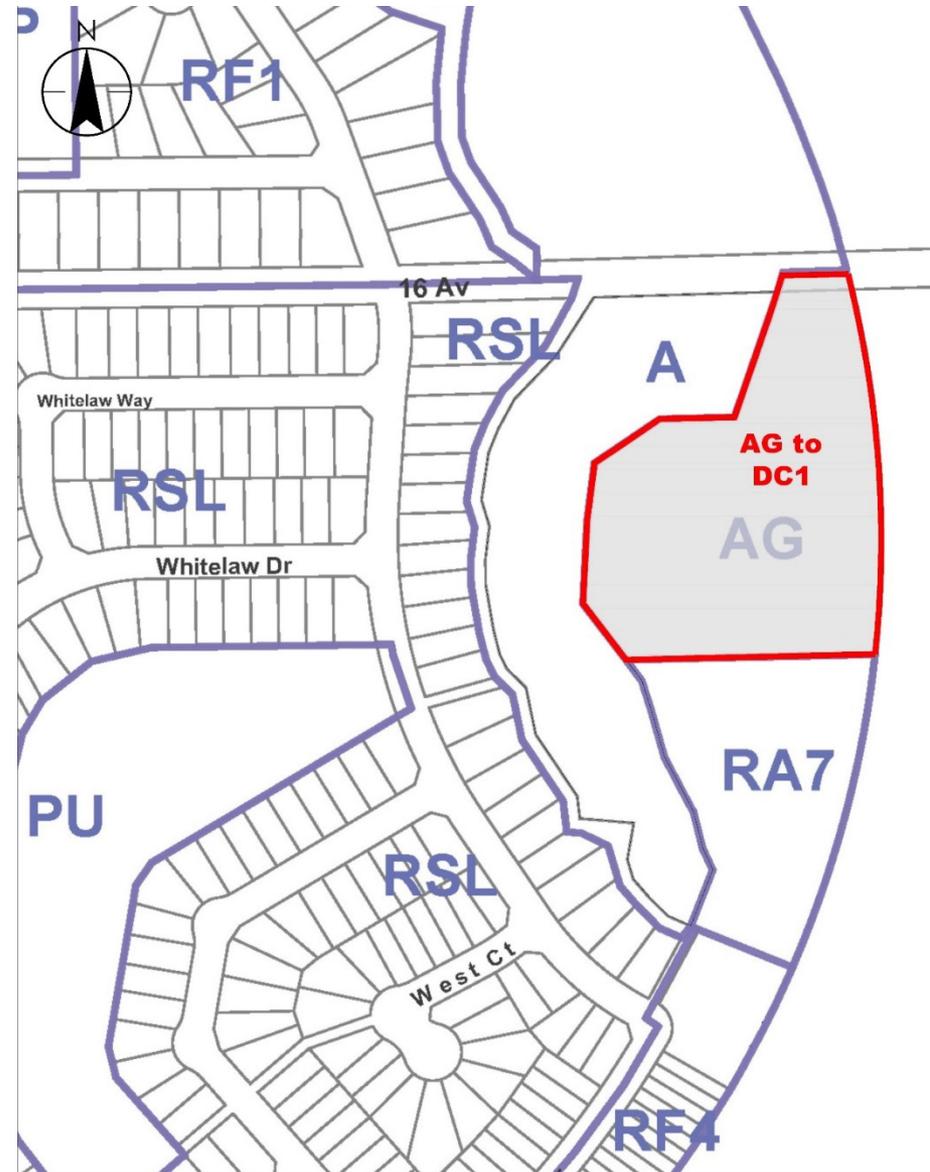
Existing Windermere NSP

Section 4.2 of the NSP which specifically addresses the site:

“The Institutional site is located south of 16 Avenue immediately west of Anthony Henday Drive Interchange. This site is currently owned by the YMCA Foundation and has therefore been given an institutional designation. In the future should this site be transferred out of the YMCA's ownership, a MDR use, compatible with the MDR site to the south is appropriate.”

Proposed Zoning

- From Agricultural Zone (AG) to Direct Development Control Provision (DC1)
- The Low Rise Apartment (RA7) Zone was the basis for the regulations that are in the DC1. A DC1 is being proposed for the site, so that:
 - Number of dwellings is limited to a maximum density of 81 Dwellings/ha with a maximum of 175 Dwelling units
 - Uses are limited to residential uses only



Site and Zoning Data

Proposed Zoning

- Development Control Provision (DC1)
- Building Height: 16.5 m
- Dwelling Units: 81 Dwellings/ha with a maximum of 175 Dwellings
- Semi-detached Housing
- Urban Gardens
- Fascia On-premises Signs
- Projecting On-premises Signs
- Temporary On-premises Signs

Range of Use

- Duplex Housing
- Limited Group Home
- Minor Home Based Business
- Multi-unit Housing
- Residential Sales Centre

Summation

The proposed development:

- Is in alignment with the Windermere NSP
- Increases housing choice within the Windermere Neighbourhood
- Responds to community concerns by:
 - Allowing for residential land uses only
 - Limiting the number dwellings to a maximum density of 81 Dwellings/ha with a maximum of 175 Dwelling units

Thank You

Questions?