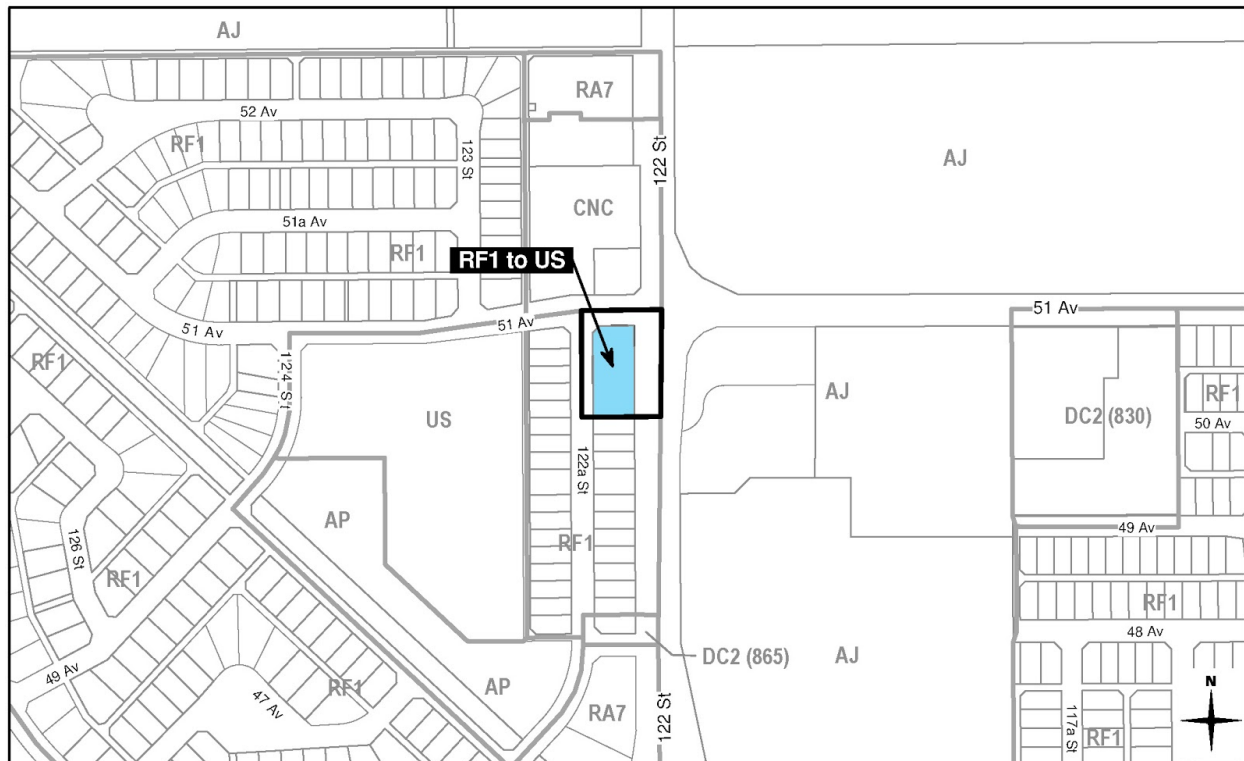




ADMINISTRATION REPORT **REZONING** LANSDOWNE

5011 - 122A STREET NW

To allow for the expansion of an existing religious assembly building.



RECOMMENDATION AND JUSTIFICATION

Administration is in **SUPPORT** of this application because:

- it allows for the continued use and expansion of an existing religious assembly building;
- it is compatible with surrounding land uses; and
- the proposed (US) Urban Services Zone is more appropriate for the existing religious assembly use than the (RF1) Single Detached Residential Zone.

THE APPLICATION

1. CHARTER BYLAW 19401 to rezone from (RF1) Single Detached Residential Zone to (US) Urban Services Zone.

The applicant's stated intent is to expand the existing religious assembly building on the site.

SITE AND SURROUNDING AREA

The site is approximately 0.29 hectares in area and is located at the eastern edge of the Lansdowne neighbourhood on a corner at the intersection of 122 Street NW, which is an arterial road, and 51 Avenue NW. It currently houses the Lansdowne Community Baptist Church. It is located adjacent to neighbourhood commercial development to the north, high density residential development to the east, and abuts low density residential development to the south and west. The site is within 100m walking distance of bus stops on 51 Avenue NW and 122 Street NW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF1) Single Detached Residential Zone	Religious Assembly

CONTEXT		
North	(CNC) Neighbourhood Convenience Commercial Zone	Gas Bar Lansdowne Centre Shopping Mall
East	(AJ) Alternative Jurisdiction Zone	Multi-unit Housing
South	(RF1) Single Detached Residential Zone	Single Detached House
West	(RF1) Single Detached Residential Zone	Single Detached Houses



VIEW OF THE SITE LOOKING SOUTHWEST



VIEW OF THE SITE LOOKING SOUTHEAST

PLANNING ANALYSIS

LAND USE COMPATIBILITY

The purpose of the proposed (US) Urban Services Zone is to provide for publicly and privately owned facilities of an institutional or community service nature, while the purpose of the current (RF1) Single Detached Residential Zone is to provide for Single Detached Housing and other small scale residential development. The current use of the site as a religious assembly is in line with this purpose of the US Zone and, therefore, the proposed zoning is more appropriate for the site. The RF1 Zone with the application of the Mature Neighbourhood Overlay is not conducive to development of institutional buildings as the Overlay is intended to preserve historical development patterns of low density residential buildings, and introduces a number of constraints to non-residential building footprints.

The proposed US Zone is compatible with the surrounding land uses, being located at an intersection with commercial and high density residential development. The institutional and community services uses allowed in the zone are also compatible with, and provide services for the surrounding residential areas. The regulations of the US Zone ensure that impacts on abutting residential development will be minimal. The maximum building height is 10 metres, which is only 1.1 metres higher than the maximum height within the Mature Neighbourhood Overlay. The US Zone also requires a side setback of 4.5 metres and a rear setback of 7.5 metres, which will ensure there is significant distance between buildings on the site and surrounding residential development.

TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed.

PUBLIC ENGAGEMENT

ADVANCE NOTICE April 30, 2020	<ul style="list-style-type: none">• Number of recipients: 138• Number of responses in support: 0• Number of responses with concerns: 3• Common comments included:<ul style="list-style-type: none">◦ concerns about the way the religious assembly is operated◦ parking impacts◦ traffic impacts◦ noise
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/lansdowne

CONCLUSION

Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19401
Location:	South of 51 Avenue NW and west of 122 Street NW
Addresses:	5011 - 122A Street NW
Legal Description(s):	Lot 1, Block 24, Plan 2021122
Site Area:	0.29 hectares
Neighbourhood:	Lansdowne
Notified Community Organization(s):	Lansdowne Community League, the Malmo Community League, and the Southwest Area Council
Applicant:	Frank Hilbich Architect Inc.

PLANNING FRAMEWORK

Current Zone and Overlay:	(RF1) Single Detached Residential Zone and Mature Neighbourhood Overlay
Proposed Zone:	(US) Urban Services Zone
Plan in Effect:	None
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Jeff Booth
Tim Ford
Development Services
Planning Coordination