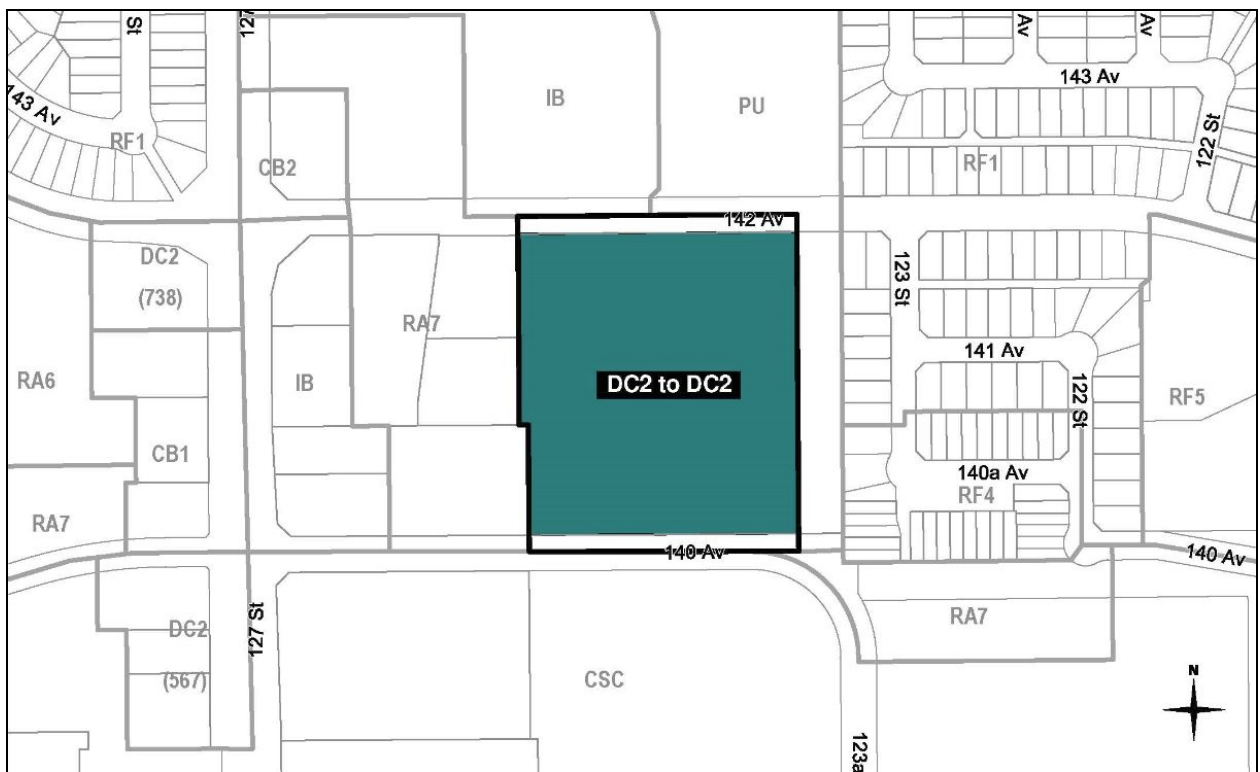




ADMINISTRATION REPORT REZONING BARANOW

12404 - 140 AVENUE NW

To allow housing and related supporting uses for a broader range of households in addition to seniors housing.



RECOMMENDATION AND JUSTIFICATION

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

- accommodates a broader range of households respecting existing built form regulations;
- adds potential for residential and related service use development on vacant land; and
- is compatible with surrounding land uses.

THE APPLICATION

CHARTER BYLAW 19005 to amend the Zoning Bylaw proposes to change from a (DC2) Site Specific Development Control Provision to a (DC2) Site Specific Development Control Provision.

The proposed Zoning Bylaw amendment removes the existing reference that limits residential uses to only seniors housing which applies to Apartment Housing (Multi-Unit Housing), Group Homes, Lodging Houses, and Stacked Row Housing already embedded as permitted uses in the current DC2 Provision. This change will allow for a broader range of households to be accommodated as the vacant portion of the subject site develops. All other listed uses in the DC2 Provision are proposed to remain in place including Health Services and Personal Service Shops, which complement the residential development.

Following rezoning approval, the applicant intends to apply to the City for a Development Permit to build a primarily residential multi-unit use on the vacant southwest portion of the site, as indicated on the DC2 Provision Site Plan.

Proposed regulation changes for the DC2 Provision include a reduced parking requirement and allowing on-site parking within setback areas as shown on Appendix I (Site Plan) of the DC2 Provision.

Administrative updates to reflect more recent changes to the zoning bylaw have been added as part of the application.

SITE AND SURROUNDING AREA

The subject site is located north of 140 Avenue and west of 123 Street NW. It includes an existing church and seniors' housing development.



AERIAL VIEW OF APPLICATION AREA



VIEW OF SITE LAYOUT

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC2) Site Specific Development Control Provision	Church - southeast corner; Seniors housing complex (Grace Manor) - north portion; Undeveloped - southwest corner
CONTEXT		
North	(IB) Industrial Business Zone (PU) Public Utility Zone	Indoor and outdoor storage Stormwater pond
East	(PU) Public Utility Zone (RF4) Semi-Detached Residential Zone (RF1) Single Detached Residential Zone	Utility walkway Semi-detached housing Single detached housing
South	(CSC) Shopping Centre Zone	Community commercial buildings
West	(RA7) Low Rise Apartment Zone	Low rise apartment building

PLANNING ANALYSIS

The proposal conforms to the Castle Downs Outline Plan (Baranow) that designates the subject site for use of a Direct Control Provision for a mix of medium density residential and religious assembly land uses.

Similar to the current DC2 Provision, the proposed DC2 Provision is designed to accommodate a mix of uses on the site including multi-unit housing, religious assembly, and related health and service uses located on a 3.89 hectare parcel of land. It allows a more diverse range of households to be accommodated, including seniors. The site plan identifies a building envelope on the vacant southwest portion of the site. The applicant intends to apply for a development permit for a multi-unit building in that location under the same height restriction currently in place for residential uses on the site. The housing provider intends to own and manage a housing facility for individuals who struggle with mental health or addictions transitioning into their own homes.

West and east of the site are residential uses with four storey buildings west and single and semi-detached housing east of an open space/public utility walkway. A building setback of 15 meters is provided along the west boundary abutting the adjacent RA7 developed site. This compares to a minimum setback of 7.5 meters required under the standard RA7 Zone. The greater setback, a fence and landscaping treatment along this edge, and requirements for variation in building articulations in the DC2 regulations, will address compatibility and minimize massing of development on the southwest corner of the site, adjacent to residential uses. These requirements will be reviewed at the development permit stage.

The site plan identifies the addition of an on-site parking area along the west edge of the southwest corner of the site, intended to serve the future new residential development in this corner of the site. The proposed regulations allow a portion of the parking area within the

development setback areas. This respects the existing paved parking lot adjacent to the religious assembly use on-site and adds a regulation allowing limited surface parking within the west setback area. An evaluation of the amount of parking proposed is under the Technical Review section of this report.

TECHNICAL REVIEW

A Parking Study was submitted in support of the rezoning application. It reviewed the expected demand and use of the proposed on-site parking area, based on multiple similar developments, and it is likely that residents for the new development will not own a vehicle nor require parking stalls. Peak hour parking demand for the proposed new development is expected to require approximately 37 spaces (staff demand of 32 parking stalls and visitor parking demand of 5 parking stalls) which can be accommodated by the proposed additional parking supply. In addition, existing surface parking for the on-site Salvation Army Castledowns Church and the Grace Manor residence could be classified as shared parking for all uses on the site. A total of 150 parking stalls is sufficient for the site.

The site is suitably located for the intended uses with access off of the south collector road (140 Avenue). The subject site is served by community bus service (morning and midday only) that currently operates on 140 Avenue and is within a 500 meter walking distance of standard (all day) bus routes on 127 Street and 137 Avenue. The draft 2020 bus network proposes to maintain a similar level of community bus service along with higher frequency service on 127 Street and 137 Avenue.

Fire Rescue Services has also reviewed the proposed site plan, DC2 Provision regulations, and signed off on a Fire Access Plan for the application.

Connections to existing City services including permanent sanitary and storm servicing within the 140 Avenue NW right-of-way, for new on-site residential development, will be addressed at the development permit stage.

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

PUBLIC ENGAGEMENT

PRE-APPLICATION (Applicant) Public meetings, discussions, focus groups: Summer/Fall 2018	<ul style="list-style-type: none">Involved variety of stakeholders, community groups, residents (see comments and responses below)
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<p>Pre-application Notice: November 28, 2018</p>	<ul style="list-style-type: none"> ● Number of recipients: 254 <u>As reported by applicant</u> ● Number of responses: 6 ● Comments included: <ul style="list-style-type: none"> ○ concerned with safety as bringing people into the neighbourhood with mental issues and alcohol abuse; ○ safety due to homeless roaming around neighbourhood; ○ increased crime; and ○ increased on-street parking ○ decreased property value ● Common questions included: <ul style="list-style-type: none"> ○ what type of facility will be constructed; ○ will it include a homeless shelter; ○ what type of residents will reside at the new facility; and ○ wanted more information
<p>ADVANCE NOTICE (City) Date: July 15, 2019</p>	<ul style="list-style-type: none"> ● Number of recipients: 265 ● Number of responses: 2 ● Common comments included <ul style="list-style-type: none"> ▪ concerned with safety as bringing people into the neighbourhood with mental issues and alcohol abuse; ▪ it was noted that the owner and operator manages other similar projects with procedures and protocols that address behaviours
<p>PUBLIC MEETING (City)</p>	<ul style="list-style-type: none"> ● Not held
<p>WEBPAGE</p>	<ul style="list-style-type: none"> ● edmonton.ca/Baranow

SUMMARY OF APPLICANT-LED PUBLIC ENGAGEMENT

During the summer and fall of 2018, prior to submitting a rezoning application to the City, the applicant consulted with a number of stakeholders providing an overview of the proposed project, design, programming, client information, and held focus groups and follow-up discussions with community groups and interested members of the public.

The applicant reported that they shared their plan to submit a development permit application following rezoning, for a low rise apartment-type residential facility on the southwest corner of the site. They expressed that the reason for the rezoning is to provide more flexibility to accommodate a variety of household types (including seniors) with some supports, intended as a home for adults trying to get back on their feet and transition to permanent housing.

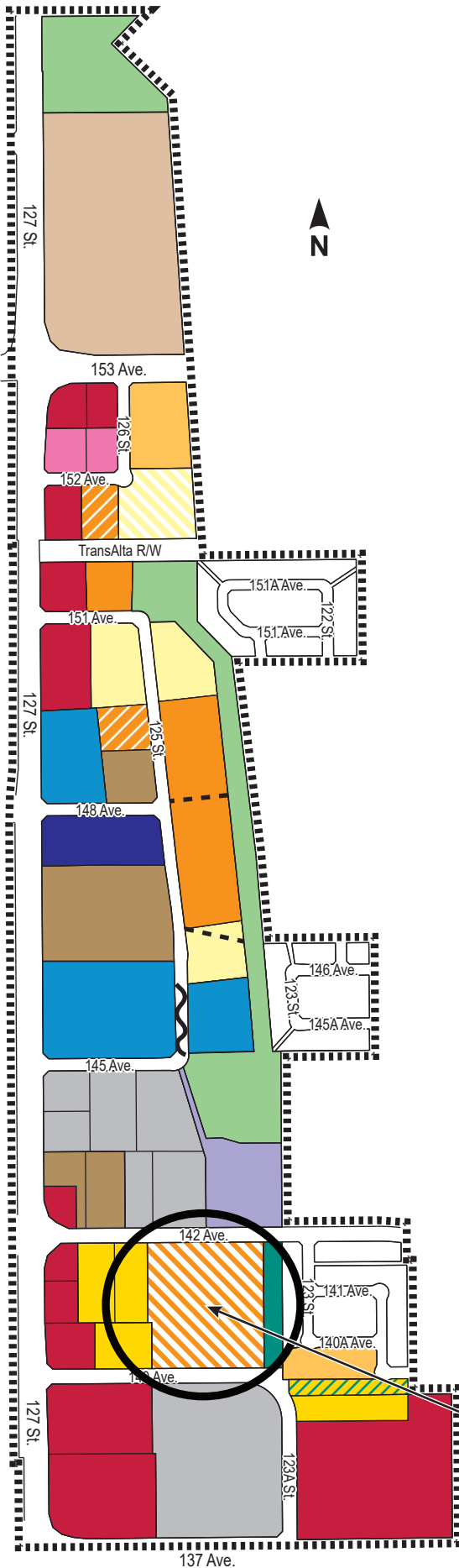
CONCLUSION

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

APPENDICES

1. Context Plan Map
2. DC2 Provision Track Changes
3. Application Summary

AMENDMENT TO CASTLE DOWNS Outline Plan (Baranow Area) (as amended)



- Single Family Residential
- Low Density Residential
- Semi-Detached Residential
- Row Housing
- Mobile Home Park
- Business Industrial
- Commercial
- Direct Control (Low Density Residential)
- Direct Control (Multi Family)
- Direct Control (Medium Density Residential)
- Direct Control (Medium Density Residential/Religious Assembly)
- Medium Density Residential
- Low Rise Apartments
- Park
- Institutional
- Public Utility Lot
- Urban Service
- Buffer
- Buffer (7.5 m)
- Potential Road Closure Area
- Pedestrian Linkage
- Outline Plan Boundary

Rezoning Area

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

(DC2) Site Specific Development Control Provision

Part IV Edmonton Zoning Bylaw

Section DC2.502

*Bylaw 11922
May 10, 1999*

DC2.502.1 General Purpose

To accommodate a religious assembly and a medium-density residential development with sensitive site development regulations to ensure that a transition is provided to the surrounding properties.

~~To establish a District to accommodate a religious assembly and a seniors-oriented medium-density residential development with sensitive site development regulations to ensure that a transition is provided to the surrounding properties.~~

DC2.502.2. Area of Application

This District shall apply to a 3.89-hectare site located south of 142 Avenue and east of 127 Street and legally described as: Lot 34A, Plan 842 2077; Plan 842 2077; Block 35: Plan 002 3645 as shown on Schedule "A" of the Charter Bylaw adopting this provision, Baranow.

~~This District shall apply to a 3.47 hectare (8.56 acre) site located on the south of 142 Avenue and east of 127 Street and legally described as: Lots 32 and 33, Block 35, Plan 842 2077; a portion of 125 Street to be closed by Bylaw 11921, Plan 842 2077; and Lots 1 and 2, Block 63, Plan 842-2077, Baranow, as shown on Schedule "A" appended to the Bylaw adopting this DC5 District~~

DC2.502.3. Uses

- a. Group Home
- b. Limited Group Home
- c. Lodging Houses
- d. Extended Medical Treatment Services, excluding hospitals, sanitariums, isolation facilities, psychiatric hospitals, auxiliary hospitals, and detoxification centres.
- e. Health Services
- f. Personal Services Shops
- g. Minor Home-Based Business
- h. Multi-unit Housing
- i. Religious Assembly
- j. Urban Gardens
- k. Fascia On-premises Signs
- l. Projecting On-premises Signs

~~Apartment Housing for Senior Citizens~~

~~Boarding and Lodging Houses for Senior Citizens~~

~~Extended Medical Treatment Services, excluding hospitals, sanitariums, isolation facilities, psychiatric hospitals, auxiliary hospitals, and detoxification centres~~

~~Health Services and Personal Service Shops when designed as an integral and secondary component to uses 3(a), 3(b) and 3(f).~~

~~Religious Assembly~~

~~Stacked Row Housing, including Row Housing, Linked Housing and Semi-detached Housing and Duplex Housing for Senior Citizens.~~

DC2.502.4. Development Criteria

- a. Development on the Site shall be in general accordance with Appendix I – Site Plan.

- ~~a. Documentation verifying the completion of environmental remediation of all lands within this District to the satisfaction of Alberta Environmental Protection and the Capital Health Authority shall be submitted to the Development Officer prior to the issuance of the first development permit for any development described in this District.~~
- b. The maximum density shall be 125 dwellings/ha.
- ~~c. The maximum building Height shall not exceed 14.0 m.~~
- ~~e. The maximum height shall not exceed 14 m (45.9 ft.), nor four (4) storeys.~~
- d. A minimum Setback of 8.0m shall be provided along the east property line of the Site.
- ~~e. A minimum Setback of 15.0 m shall be provided where the Site Abuts a public roadway, other than a Lane.~~
- ~~f. A minimum Setback of 15.0 m shall be provided along the west property line of the Site.~~
- ~~g. A minimum Setback of 15.0 m shall be provided along the north property line of the Site~~
- ~~h. A solid screen Fence, 1.83 m in Height shall be installed along the west property line of the Site.~~
- ~~e. A landscaped yard, a minimum of 8.0 m (26.2 ft.) in width shall be provided along the east property line of the site.~~
- ~~f. A landscaped yard, a minimum of 7.5 m (24.6 ft.) in width, and a building setback of~~
- ~~g. 15.0 m (49.2 ft.) shall be provided where the site abuts a public roadway.~~
- ~~h. A landscaped yard, a minimum of 15.0 m (49.2 ft.) in width, shall be provided adjacent to the west boundary of the site.~~
- ~~i. A solid uniform screen fence 1.83 m (6.0 ft.) in height and a berm 1.0m (3.3 ft.) in height shall be provided adjacent to the west boundary of the site.~~

- ~~i. Landscaping in Setbacks shall include a minimum of four mature deciduous trees (a minimum caliper of 6 cm) and four coniferous trees (a minimum of 3.0 m in Height) along with a minimum of 20 shrubs for each 35 linear metres of Setback, with the planting to be grouped in modules not greater than 25 m in length. A detailed landscape plan, prepared by a Landscaped Architect registered with the Alberta Association of Landscaped Architects, shall be submitted as part of a development permit applicant for the review and approval by the development officer.~~
- ~~j. The landscaped yards shall include four mature deciduous trees (a minimum caliper of 6 cm) and four evergreen trees (a minimum of 3.0 m in height) along with a minimum of 20 shrubs for each 35 m of yard, with the planting to be grouped in modules not greater than 25 m in length.~~
- ~~k-j. Parking shall not be within the 2.5 m setback from the west property line. The 2.5 m setback shall be included in the landscaping area.~~
- ~~h-k. Surface parking shall be allowed within the areas shown on the site plan (Appendix I):~~
- ~~m-l. Surface parking shall be allowed within the areas shown on the site plan (Appendix I):~~
 - ~~a. Parking shall be permitted within the west setback area with a 2.5 m setback from the west property line. The 2.5 m setback area shall be included in the landscaping area.~~
 - ~~b. Parking shall be permitted within the south setback with a 4 m setback from the south property line. The 4 m setback shall be included in the landscaping area.~~
 - ~~c. Parking shall be permitted within the setback area on the east property line.~~
- ~~n. No parking, storage or trash collection shall be permitted within a required yard, and loading, storage, parking and trash collection areas shall be screened from view from any adjacent development and public roadways in accordance with the provisions of Section 69 of the Land Use Bylaw.~~
- ~~o-m. Design techniques, inclusive of the use of sloped roofs, stepped building design and the use of variations in setbacks and articulation of building facades, shall be employed to minimize the perception of massing when viewed from the low density residential areas, to the satisfaction of the Development Officer.~~
- ~~n. Signs shall comply with the regulations found in Schedule 59B of the Zoning Bylaw, as amended.~~
- ~~p. Signs shall be allowed in this District in accordance with Schedule 79I, and in accordance with the general provisions of Section 79.1 to 79.9, inclusive of the Land Use Bylaw~~
- ~~o. The Development Officer may grant relaxations to the regulations contained in this Provision if, in their opinion, such a variance would be keeping with the general purpose of the Provision and would not adversely affect the amenities, landuse compatibility, and use and enjoyment of the neighbouring properties. The Development Officer shall not grant relaxation to clauses 2) to 8) inclusive and 14.~~
- ~~q. The Development Officer may grant relaxations to the regulations contained in Section 50 to 79 of the Land Use Bylaw and the provision of this District if, in his opinion, such a variance would be keeping with the general purpose of the district and would not adversely affect the amenities, use and enjoyment of the neighbouring properties. The Development Officer shall not grant relaxation to the provisions of clauses 4 a) to 4 g) inclusive.~~
- ~~r. Developments in this district shall comply with the general development regulations of Section 50 to 79 inclusive.~~
- ~~p. Health Services and Personal Service Shops shall not be permitted in any freestanding structure separate from a structure containing Residential or Residential-Related Uses.~~
- ~~q. A minimum of 150 Parking Spaces shall be provided for site.~~

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APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19005
Location:	North of 140 Avenue NW and west of 123 Street NW
Addresse:	12404 - 140 Avenue NW
Legal Description:	Plan 0023645, Blk 35, Lot 34A
Site Area:	3.89 hectares
Neighbourhood:	Barnow
Notified Community Organization(s):	Carlisle Community League, Castle Downs Recreation Society Area Council
Applicant:	Mike Woodland, MTA

PLANNING FRAMEWORK

Current Zone:	(DC2) Site Specific Development Control Provision
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plan in Effect:	Castle Downs Outline Plan (Baranow)
Historic Status:	None

Written By: Vivian Gamache
Approved By: Holly Mikkelsen
Branch: Development Services
Section: Planning Coordination