



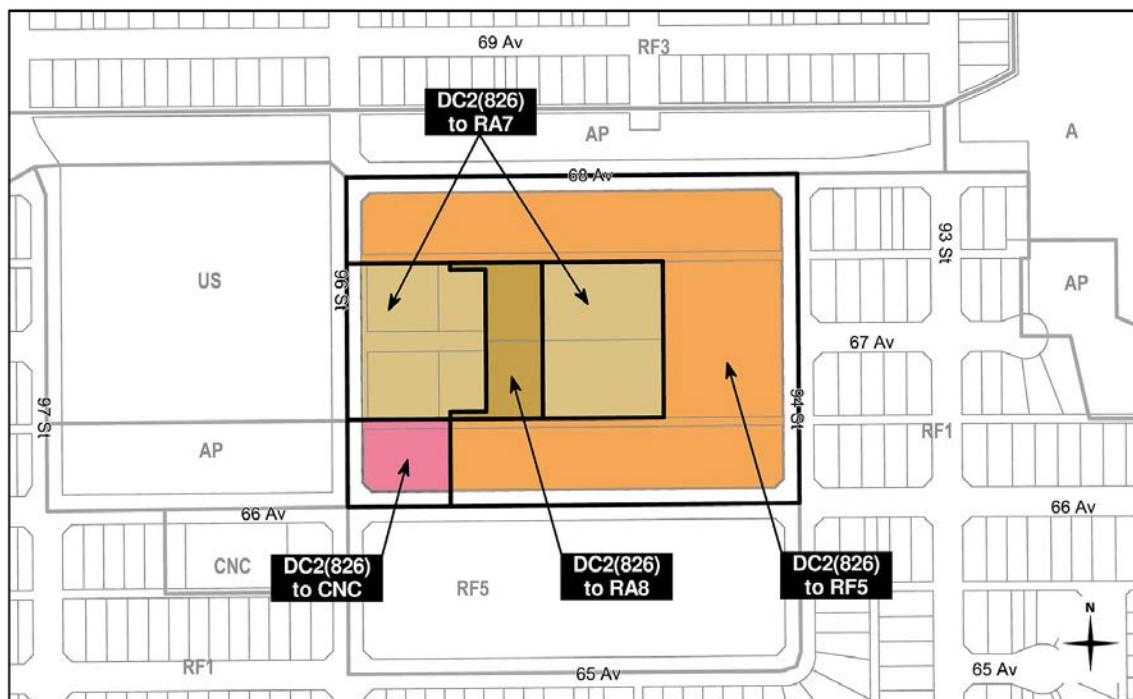
ADMINISTRATION REPORT **REZONING** HAZELDEAN

6610 & 6610C - 94 Street NW

6615 & 6705 - 96 Street NW

9425, 9430, 9435, 9436, 9443 & 9444 - 67 Avenue NW

To allow for a mixed-use residential and neighbourhood commercial development.



RECOMMENDATION AND JUSTIFICATION

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

- will result in similar development to the current DC2 Provision, while allowing regulations to evolve with future changes to the Zoning Bylaw;
- will allow for a diversity of housing types within the site and in the Hazeldean neighbourhood;
- will provide access to commercial services for the community;
- provides a transition in building size and intensity from the centre of the site to surrounding development; and
- is in close proximity to transit service.

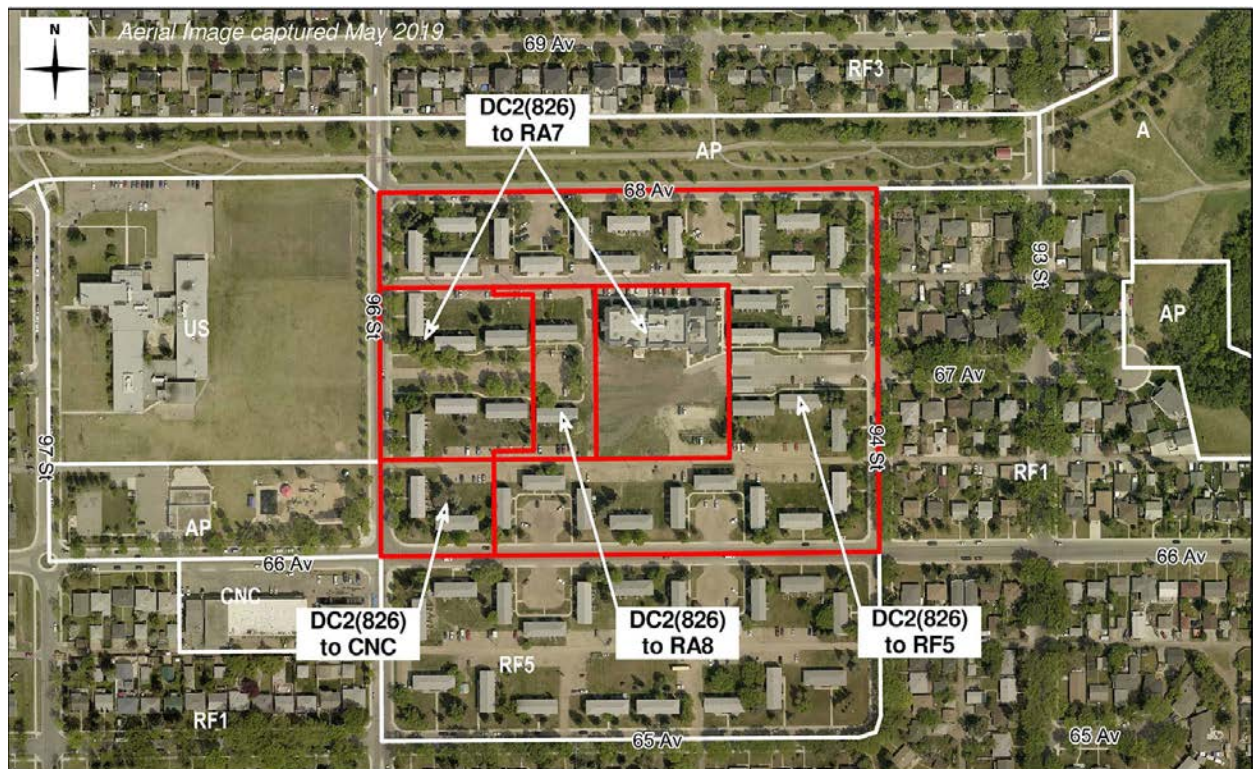
THE APPLICATION

1. CHARTER BYLAW 19415 to rezone the site from (DC2.826) Site Specific Development Control Provision to (RF5) Row Housing Zone with the Mature Neighbourhood Overlay, (RA7) Low Rise Apartment Zone, (RA8) Medium Rise Apartment Zone, and (CNC) Neighbourhood Convenience Commercial Zone.

These zones would allow for row housing, 4 and 6 storey residential buildings and small scale commercial development. The stated intent of the applicant is to develop a multigenerational community with mature adult/supportive care buildings, family-oriented row housing, and neighbourhood-oriented commercial development.

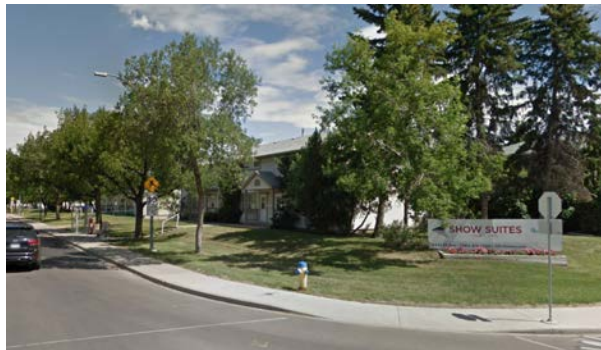
SITE AND SURROUNDING AREA

The subject site is approximately 5.6 hectares in area and is located between 96 Street, 94 Street, 68 Avenue and 66 Avenue NW in the Hazeldean neighbourhood. 66 Avenue and 96 Street NW are both collector roads and transit routes. Mill Creek Ravine is within walking distance of the site to the east, and commercial services are easily accessible in a strip mall development across the intersection to the southwest. The site is currently occupied by row housing and an apartment building with housing for seniors.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC2.826) Site Specific Development Control Provision	Row housing and apartment housing for seniors
CONTEXT		
North	(AP) Public Parks Zone	Public park and walkway
East	(RF1) Single Detached Residential Zone	Single detached housing
South	(RF5) Row Housing Zone	Row housing
West	(US) Urban Services Zone (AP) Public Parks Zone	Hazeldean School and Park



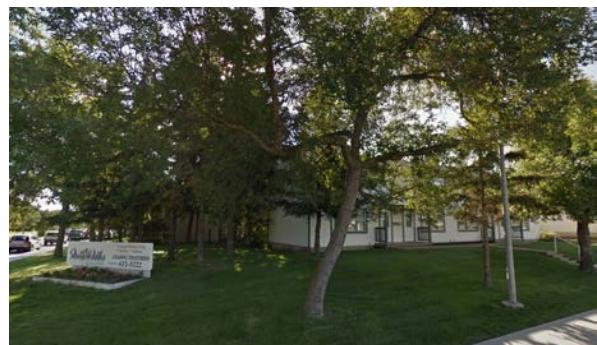
VIEW OF THE SITE LOOKING NORTHEAST



VIEW OF THE SITE LOOKING NORTHWEST



VIEW OF THE SITE LOOKING SOUTHWEST



VIEW OF THE SITE LOOKING SOUTHEAST

PLANNING ANALYSIS

LAND USE COMPATIBILITY

The current (DC2) Site Specific Development Control Provision was approved in 2013 to allow for five buildings of low rise apartment housing and lodging housing for seniors in the centre of the site, and the continued use of the existing row housing at the perimeter of the site. The proposed (RF5) Row Housing Zone, (RA7) Low Rise Apartment Zone and (RA8) Medium Rise Apartment Zone will allow for this same type of development but will bring regulations up to date with recent changes to the Zoning Bylaw and ensure that future changes to the Zoning Bylaw apply to the site.

DC2 Provisions are static and their regulations do not evolve with subsequent changes to the Zoning Bylaw. Since the adoption of the current DC2 Provision, Open Option Parking has been adopted, a number of changes were made to the standard medium scale zones to allow more flexibility and remove maximum densities ("Missing Middle" Zoning Changes), and Supportive Community provisions have been adopted to facilitate the provision of housing in which care is provided to residents. Rezoning the site to standard zones will bring the site up to date with these changes. The proposed rezoning will also remove the requirement in the current DC2 Provision for 261 surface parking spaces, allowing the flexibility to locate parking spaces underground, and contributing to the public realm and walkability.

The current DC2 Provision is divided into Area A, which is proposed to be rezoned to RA7 and RA8, and Area B, which is proposed to be rezoned to RF5 and CNC. Comparisons between the existing Provision and proposed zones can be found below.

Area A - Proposed RA7 and RA8

The current DC2 Provision allows for five buildings of seniors apartment and lodging housing in Area A. The proposed RA7 and RA8 zones will allow for similar development, but with more flexibility in building arrangement and size.

	DC2.826 Area A	RA7 Low Rise Apartment Zone	RA8 Medium Rise Apartment Zone
Height	14 m	14.5 - 16 m	23 m
Maximum Floor Area Ratio	1.4	2.3	3.0
Maximum Units	264 Dwellings	n/a	n/a
Minimum Parking Spaces	329	Open Option Parking	Open Option Parking

Area A is bordered on three sides by proposed RF5 zoning, which allows 10 metre high multi-unit or row housing, providing a transition to surrounding development. The area is also buffered from Hazeldean Park by 96 Street NW to the west. The area proposed to be rezoned to RA8 is located between two areas proposed to be rezoned to RA7, which also provides a transition in building height and intensity. The minimum setback abutting 96 Street NW under the RA7 Zone is 4.5 metres.

Area B - Proposed RF5 and CNC

The current DC2 Provision allows for low to medium scale row housing development within Area B. As with the above Area A, the proposed RF5 zone will allow for similar development with slightly larger buildings and higher density.

	DC2.826 Area B	RF5 Row Housing Zone
Height	9 m	10 m
Maximum Site Coverage	30%	50%
Maximum Units	144 Dwellings	223 Dwellings
Minimum Parking Spaces	204	Open Option Parking

As mentioned above, the RF5 Zone will provide a transition between the medium scale development allowed in Area A and surrounding development. The minimum front setback in the RF5 Zone is 4.5 metres, and the minimum side setback is 2.0 metres.

The area proposed to be rezoned to CNC is appropriately located at the intersection of two collector roads, in close proximity to complementary commercial development to the southwest. The CNC Zone allows for a range of small-format neighbourhood convenience commercial uses with a maximum floor area of 275 square metres for any individual business premises of permitted uses. The CNC Zone has a maximum building height of 10 metres, which is the same as the abutting proposed RF5 zoning. The minimum setbacks in the CNC Zone are 4.5 metres abutting a public roadway, and 3.0 metres abutting a residential zone.

RESIDENTIAL INFILL GUIDELINES (RIGs)

These guidelines contain policies meant to ensure that infill developments are contextually respectful and in a sensitive manner within the City's mature neighbourhoods. The RIGs provide guidance as to where particular built form typologies may be most appropriate. According to the RIGs, this site, which is approximately 5.6 hectares in size qualifies as a "Large Infill Site." The guidelines state that mid-rise infill development is appropriate on sites of one hectare or larger. The guidelines recommend that the height of buildings on the infill site be limited to below a 35 degree angle measured from the property line of adjacent residences to minimize shadowing. The proposed rezoning complies with this recommendation.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE November 28, 2019	<ul style="list-style-type: none"> • Number of recipients: 47 • 3 responses received • Number of responses with concerns: 2 • Common comments included:
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	<ul style="list-style-type: none">o concerned commercial development will negatively impact Hazeldean Shopping Centreo do not want a bar to be developedo concerned about height and setbacks of row housingo parking concernso neighbourhood short-cutting issueso traffic safety concerns
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/hazeldean

CONCLUSION

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19415
Location:	North 66 Avenue NW, south of 68 Avenue NW, east of 96 Street NW, and west of 94 Street NW.
Addresses:	6610 & 6610C - 94 Street NW, 6615 & 6705 - 96 Street NW, 9425, 9430, 9435, 9436, 9443 & 9444 - 67 Avenue NW
Legal Descriptions:	Units 1-3, Condominium Plan 1320746, Units 5-9, Condominium Plan 1320746, and Unit 61, Condominium Plan 1623038.
Site Area:	5.6 Hectares
Neighbourhood:	Hazeldean
Notified Community Organization:	Hazeldean Community League
Applicant:	Situate Inc.

PLANNING FRAMEWORK

Current Zone:	(DC2.826) Site Specific Development Control Provision
Proposed Zones and Overlay:	(RF5) Row Housing Zone with the Mature Neighbourhood Overlay, (RA7) Low Rise Apartment Zone, (RA8) Medium Rise Apartment Zone, and (CNC) Neighbourhood Convenience Commercial Zone
Plan in Effect:	None
Historic Status:	None

Written By:	Jeff Booth
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination