



# CITY PLANNING REPORT **REZONING, PLAN AMENDMENT** WEST JASPER PLACE

## **9504 153 Street NW**

To allow for the development of a mixed use building.



## **RECOMMENDATION AND JUSTIFICATION**

City Planning is in **SUPPORT** of this application because it:

- Creates an opportunity for local pedestrian oriented commercial uses to serve the community;
- Allows for increased housing choices through the addition of row house type units and new apartment units in the neighbourhood;
- Integrates with the neighbourhood through design techniques; and
- Is increasing the density in close proximity to a future LRT station.

## PREVIOUS COUNCIL ACTION

At the March 11, 2019, City Council Public Hearing, the following motion was passed:

That Bylaw 18758 and Charter Bylaw 18759 be referred back to Administration to conduct further engagement with the community and the proponent to consider alternatives to the current proposal and return to the June 17, 2019, City Council Public Hearing.

On March 28, 2019, City Planning met with the applicant, the property owners to the north and community league representatives to discuss the application. The community indicated three options, with the best case scenario having the development comply with the Jasper Place Area Redevelopment Plan. The following is a summary of the options presented:

1. Preferred Option: any supported built form in the Active Edge Housing precinct of the ARP (single/semi/row housing with garden and/or secondary suites, small scale commercial with associated residential uses)
2. Stacked Row Housing: this would appeal to families
3. Least Supported: apartment housing, as there have been several issues associated with the existing large volume of apartment buildings in the neighbourhood. Apartments would very reluctantly be accepted if:
  - a. all ground floor units are 3-bedroom family units
  - b. there is no commercial component (as the multi-family precinct does not allow commercial on sites other than 156 Street NW).
  - c. three quarters of parking is underground
  - d. surface parking is visually screened from the building and surrounding areas

The applicant indicated that the proposal would remain as an apartment building with a commercial component, but offered some alterations to the built form and unit size/count in order to encourage more family dwellings.

One month following the meeting, the applicant provided the following revisions from the original proposal:

- reduction in total number of residential units from 41 to 37
- reduction of Floor Area Ratio from 1.6 to 1.5
- increase in number of 3-bedroom dwellings from unspecified (likely two) to five at ground level
- increase in number of 2-bedroom dwellings from unspecified (likely eleven) to fifteen
- additional 1.7 m stepback for the 4th storey on the north facade
- limitation to only one Bar and Neighbourhood Pub, Restaurant or Specialty Food Service, with a limitation of maximum 150 m<sup>2</sup> of public space or 125 occupants.

## THE APPLICATION

1. BYLAW 18758 to amend the Jasper Place Area Redevelopment Plan (ARP) to redesignate the subject site from "Active Edge Housing" to "Multi-family Housing". This would allow the development of a range of housing options in proximity to services and transit, as well as the redevelopment of smaller properties.
2. CHARTER BYLAW 18759 to amend the Zoning Bylaw from (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision. The proposed rezoning allows for the development of a mixed use building with pedestrian oriented commercial uses facing 95 Avenue NW, five ground-oriented dwelling units facing 153 Street NW and apartment units above the southern commercial portion of the building, up to 4 storeys in height and a total of 37 dwelling units.

## SITE AND SURROUNDING AREA

There are currently three single detached houses on the subject site. In April 2016, the site was rezoned from (RF1) Single Detached Residential Zone to (DC2) Site Specific Development Control Provision, to allow for the development of a ten (10) dwelling row and stacked housing development with commercial facing 95 Avenue NW.

The site is located across from the Sherwood School park site and kitty corner to a large church. To the north, west and south are single detached houses.



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(DC2) Site Specific Development Control Provision	3 Single Detached Houses
<b>CONTEXT</b>		
North	(RF1) Single Detached Residential Zone	Single Detached House
East	(US) Urban Service	School sports field
South	(RF1) Single Detached Residential Zone	Single Detached House
West	(RF1) Single Detached Residential Zone (RF3) Small Scale Infill Development Zone	Single Detached Houses



EXISTING SINGLE HOUSE ON CORNER LOT



EXISTING NORTHERN 2 HOUSES ON SITE

## PLANNING ANALYSIS

The West Jasper Place Neighbourhood is a mature community with good access to amenities, freeways, downtown, and river valley trails. With recent investment in the West Valley LRT line that will border the neighbourhood and provide equivalent service to the Downtown and Oliver neighbourhoods, with three stops on the north and west sides, it is expected that this neighbourhood will be a desirable location for development. The approval of this application would create the opportunity to take advantage of this infrastructure and provide a diverse range of quality housing options in a built form that is tightly regulated to be compatible with the surrounding existing development.

The design measures included in this application create an effective built form comprising of both a rowhouse and an apartment building. With the rowhouse portion adjacent to the existing single detached house to the north, it effectively creates and improves upon an interface that is permitted today. The apartment portion is well setback from the more sensitive uses to the north and west and provides for small ground floor commercial uses to serve the neighbouring community. Overall, the application represents a well thought out and considerate design.

This application includes aspects that align with existing policies, guidelines and planning principles as well as aspects that do not. It is fully recognized that it does not meet the locational criteria as currently outlined in the West Jasper Place ARP for apartment housing. However, the positive merits of the application include a location within proximity to an LRT

stop, on a collector, adjacent to a school, and a site specific design that allows it to be integrated with minimal negative impacts. It is this balancing of the positive outcomes of this application against the strict interpretation of the ARP upon which City Planning based its recommendation of support.

**LAND USE COMPATIBILITY**

The proposed development is a four storey mixed use building with five family oriented row housing dwellings with ground level access fronting onto 153 Street NW. Ground level commercial faces 95 Avenue NW, beneath the apartment units. The commercial component along 95 Avenue NW is designed to be pedestrian oriented and to serve the local community. The proposed development is in close proximity to a future LRT Station, which recently received full funding.

The development includes the following design features to integrate it into the surrounding neighbourhood:

- the three northern units are built in the form of a row house, with a maximum height of 8.9 metres, to match the height of the adjacent single detached zone to the north;
- the northern side setback is 3.0 metres;
- the west (rear) setback for the northern portion of the building is far greater than is required for a Single Detached House, Row House, or Apartment. This provides reduced shadowing and overlook on to the rear yard of the single detached house to the north;
- enhanced landscaping and fencing will be provided along the north property line to ensure privacy for the property to the north;
- the 4 storey apartment portion of the building is placed on the southern half of the site removing the largest part of the building from the north property line by 21.6 metres minimizing its impacts;
- the southern portion of the building is setback 7.5 metres from the west (rear) property line to allow separation from the properties across the lane;
- the proposed rooftop amenity area requires stepbacks and privacy screening from all facades; and
- the commercial units facing 95 Avenue NW are setback 1.5 m from the property line, effectively increasing the width of the sidewalk and improving the pedestrian experience.

The following chart shows a comparison of some of the regulations for the proposal:

<b>Regulation</b>	<b>RA7 Zone in Medium Scale Residential Infill Overlay</b>	<b>Existing DC2</b>	<b>Proposed DC2</b>
<b>Height</b>	Flat Roof: 14.5 m North Portion: 2.5 m stepback, with side setback of 7.5 m	South Portion: 10.0 m North Portion: 8.6 m	South Portion: 14.5 m North Portion: 8.9 m
<b>East Setback (153 Street)</b>	Within 1.0 m of the average block face,	6.0 m	3.0 m Corner cut to 4.0 m at

	minimum: 3.0 m		north end
<b>South Setback (95 Avenue)</b>	3.0 m	0.5 m	At Ground Level: 1.5 m Above First Storey: 0.0 m
<b>North Setback (interior side)</b>	4 Storey Apartment House: 7.5 m	N/A	21.6 m
	Row House: 3.0 m	3.0 m	3.0 m
<b>West Setback (Lane)</b>	7.5 m	South Portion: 7.5 m North Portion: 29.9 m, with deck extending into rear yard <i>(Approximate based on Site plan)</i>	South Portion: 7.5 m North Portion: 31.2 m <i>(Approximate based on Site plan)</i>
<b>Floor Area Ratio (FAR)</b>	1.3	N/A	1.5

## PLANS IN EFFECT

### Jasper Place Area Redevelopment Plan

The Jasper Place Area Redevelopment Plan (ARP) was approved in August 2015. The plan designates the site as "Active Edge Housing", which allows for a variety of ground-oriented housing opportunities around parks and open spaces to increase visibility and overlook in these areas. The maximum size of built form is row housing with small scale commercial.

The ARP specifically contemplates amendments, as it recognizes that no plan can consider all future opportunities. It identifies that this type of amendment would be considered 'significant', and that amendments of this nature should be considered with regard to the guiding principles of the plan. These guiding principles include the provision of housing choice, providing a mix of uses near transit, which are scaled to transition into the neighbourhood, and developing the neighbourhood character through high quality development that responds to the local context. The proposed development meets the intent of these guiding principles by increasing the housing choice through the inclusion of ground-oriented housing and low rise apartment units. As shown above, the development responds to the local context through high quality design, transition into the neighbourhood, and providing a mix of uses near transit.

Furthermore, the development maintains the intent of the "Active Edge Housing" designation by providing dwelling units and small scale commercial that would provide overlook onto the surrounding parks. By proposing an apartment house development to achieve these goals, a plan amendment is required to redesignate the site as "Multi-family Housing", which encourages a range of housing options in proximity to services and transit. This designation allows low rise apartment housing and small scale commercial in select locations only.

## **APPLICABLE POLICIES AND GUIDELINES**

### **Transit Oriented Development (TOD) Guidelines**

The subject site is located approximately 300 metres from the future Glenwood/Sherwood Neighbourhood Station at 156 Street NW and 95 Avenue NW. Appropriate TOD characteristics for sites on collector roads near Neighbourhood Stations include four storey apartments with neighbourhood serving retail uses and eating and drinking establishments. As this site is flanking onto a collector road (95 Avenue NW), a four storey apartment building with ground level retail is appropriate.

The expected density within 400 metres of a Neighbourhood Station would be 42 to 125 dwelling units per hectare. For a site this size, it would mean a maximum of 30 dwelling units. The proposed 37 dwellings is higher in density, however, the proposed building is similar in size to a typical RA7 development (see chart above for comparison), meaning that the higher density is achieved through smaller units, rather than a larger built form. This is an indication that the higher density is being accommodated within the RA7 built form and arguably at an appropriate scale and fit with the surrounding area, and therefore meets the objectives of these guidelines.

### **Residential Infill Guidelines (RIGs)**

The RIGs provide guidance on the built form of low rise apartments that are proposed in mature neighbourhoods. The proposed development provides design elements, as listed above, that conform to the design guidelines in the RIGs such as, ground oriented units, setbacks, stepbacks, and strong articulation of building facades that provide interest and variation. Due to the site proximity to the future LRT stop, the locational criteria are superseded by the TOD Guidelines which suggest that this is a good location.

## **PUBLIC CONTRIBUTIONS**

### C582 - Developer Sponsored Affordable Housing

The proposed DC2 Provision provides the option for the City to purchase 5% of any proposed residential dwellings at 85% of the market price or receive an equivalent cash in lieu contribution.

### C599 - Community Amenity Contributions

The proposed application contains amenity contributions that comply with City Policy C599, Community Amenity Contributions in Direct Control Provisions. This requirement is met through the inclusion of a minimum of two 3 bedroom dwellings.

## **EDMONTON METROPOLITAN REGION GROWTH PLAN**

This application is required to be referred to the Edmonton Metropolitan Region Board (EMRB) for review prior to third reading in accordance with Regional Evaluation Framework (REF) 2.0 Ministerial Order NO MSL: 111/17 because the proposed Jasper Place Area Redevelopment Plan amendment is within 0.8 km of a Planned LRT line (Section 4.2.j).

One of the guiding principles of the EMR Growth Plan is to achieve compact growth that optimizes infrastructure investment, which is achieved through this development.

## TECHNICAL REVIEW

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

## PUBLIC ENGAGEMENT

<p><b>PRE-APPLICATION NOTICE</b> February 7, 2018</p> <p><b>PRE-APPLICATION OPEN HOUSE</b> February 21, 2018</p>	<p>As reported by the applicant:</p> <ul style="list-style-type: none"> <li>● The applicant sent notices as a request for feedback and to notify of an open house.</li> <li>● Number of recipients: 69</li> <li>● Number of attendees at open house: 7</li> <li>● Number of responses received: 39</li> <li>● Comments included:             <ul style="list-style-type: none"> <li>○ development should comply with the “Active Edge Housing” designation in the Jasper Place ARP</li> <li>○ increased traffic and parking congestion, which will jeopardize nearby school and children’s safety</li> <li>○ community feedback should be given for any changes to the area</li> <li>○ apartment dwellings will lead to a transient, lower income population</li> </ul> </li> </ul> <p>Responses received by administration (cc-ed on many of the same emails as the applicant):</p> <ul style="list-style-type: none"> <li>● Number of responses received: 36</li> <li>● See “What We Heard Report” for details of comments received.</li> </ul>
<p><b>ADVANCE NOTICE</b> September 6, 2018</p>	<ul style="list-style-type: none"> <li>● Number of recipients: 82</li> <li>● One response received:             <ul style="list-style-type: none"> <li>○ the ARP was based on studies and completed with a large amount of community involvement, and it has only been 3.5 years since it was approved</li> <li>○ supportive of existing DC2 for this subject site, which was for only 10 dwellings and filled the missing middle</li> </ul> </li> </ul>
<p><b>PUBLIC MEETING</b> December 6, 2018</p>	<ul style="list-style-type: none"> <li>● Number of attendees: 8</li> <li>● Number of feedback forms in support: 1</li> <li>● Number of feedback forms with concerns: 0</li> <li>● Number of follow-up responses with concerns: 43</li> <li>● See “What We Heard Report” for details of comments received.</li> </ul>
<p><b>COMMUNITY/PROPONENT MEETING</b> March 28, 2019</p>	<ul style="list-style-type: none"> <li>● Attendees: City staff, applicant, developer and 7 community representatives/residents</li> <li>● Specific community concerns were expressed</li> </ul>



	<ul style="list-style-type: none"><li>• Possible alternatives to the proposal were discussed</li><li>• See "Community and Proponent Engagement Meeting Record" for details.</li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>• <a href="http://edmonton.ca/westjasperplace">edmonton.ca/westjasperplace</a></li></ul>

## CONCLUSION

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

## APPENDICES

- 1 "What We Heard" Public Engagement Report
- 2 Community and Proponent Engagement Meeting Record
- 3 Approved ARP Figure 14 – Bylaw 17260
- 4 Proposed ARP Figure 14 – Bylaw 18758
- 5 Application Summary

# WHAT WE HEARD REPORT

## Public Engagement

### LDA18-0405

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**PROJECT ADDRESS:** 9504 153 Street NW

**PROJECT DESCRIPTION:** Public engagement session to provide information and gather feedback about the proposal for a (DC2) Site Specific Development Control Provision to develop a mixed use building with street-oriented development at ground level, and apartment housing above the southern portion of the building.

**PROJECT WEBSITE** [www.edmonton.ca/westjasperplace](http://www.edmonton.ca/westjasperplace)

**EVENT TYPE:** Public Engagement Session

**MEETING DATE:** Thursday December 6, 2018

**NUMBER OF ATTENDEES:** 8

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#### ABOUT THIS REPORT

The information in this report includes feedback gathered mostly through emails sent before and after the December 6 public engagement session. The session itself had very low attendance, and as a result, administration relied on the website and the community league to disburse the information presented at the session.

This report is shared with all citizens who provided their email address during the event, or provided feedback by email in the days leading up to, and up to one week after the event (December 14, 2018). This summary will also be shared with the applicant and the Ward Councillor. If the proposed rezoning and plan amendment advance to Public Hearing these comments will be summarized in a report to Council.

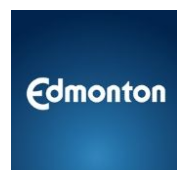
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#### MEETING FORMAT AND INFORMATION DISPERSAL

The meeting format was a station-based open house where attendees were able to view display boards with project information. Participants were encouraged to ask questions of City Staff, the applicant and the landowner.

Due to the low turnout at the open house, the pdf of the boards were emailed to the residents that had previously sent emails regarding the proposal, as well as the community league representative to disperse

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as needed to community members who did not attend the engagement session. This email was sent as an additional step to the regular process, to ensure that due diligence was taken with regards to engaging the community.

The regular process to notify of an upcoming public engagement session is to send postcards to property owners and the community league within a 60 m radius of the proposal. For this session, the radius was increased to 120 m. Prior to the engagement session, administration had received some emails from community members beyond the 120 m radius. These community members may have been made aware of the application through neighbours, the community league or the city website. All residents for whom we had email addresses were sent a reminder email about the engagement session the day before the meeting, as an additional step taken to encourage attendance at the session.

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## WHAT WE HEARD

### General

The general consensus of the responses received from the community is that the proposed development does not comply with the Jasper Place Area Redevelopment Plan, which was approved in August, 2015. The plan designates this area for Active Edge Housing, which includes Row Houses, Duplex/Semi-detached, Single Detached and small scale commercial with associated residential uses. As such, apartment housing is not supported and more specific feedback would be provided for a proposal that conforms to the ARP.

- 36 emails were received with the following content, some with minor variations, in response to the pre-notice sent by the applicant in February 2018:  
“I am an affected resident of this proposed rezoning since the Jasper Place ARP dictates development in this community. I do not support your proposed DC2 rezoning to build a 36 unit apartment with commercial uses on the main floor at 9504-153 Street. An apartment is not supported in the Active Edge Housing area of our recently approved Jasper Place ARP. In fact, apartments are the least supported built form in our ARP because our neighbourhood has 60% apartment dwellings. I prefer that you comply with the approved DC2 rezoning, Bylaw 17619.”
- 43 emails were received with the following content, some with minor variations, in response to being notified about the public engagement session (18 from the same addresses as the first email above):  
“I will not support an apartment as a permitted use for the DC2 rezoning at 9504-153 street. However I will support the bylaw recommendations from the president of our West Jasper/Sherwood Community League.” (the letter from the president of the community league is included below)

### Summary of comments received in opposition in addition to the text shown above

(the number of emails containing similar comments are in brackets)

- The existing DC2 for row housing, and stacked row housing above minor commercial along 95 Avenue NW was approved following multiple meetings with the community, to arrive at a

development form that was supported by the community members, especially those directly to the north (2)

- The Jasper Place ARP involved a lot of work and contributions from the community, and should be upheld for this location (11)
- Apartment housing is not supported because it creates too much density or transient population (5)
- Development of an apartment will decrease surrounding property values (3)
- There is a school across the road, heavier traffic and parking is not suitable (3)
- The Newman Resolution was already lost, and now this application proposes to move even further from this (3)
- The developer is interested in profit, not in community building (2)
- Community has very low green space in relation to the population, this development would worsen it (1)
- The existing DC2 provides housing to fill the missing middle, which is lost if rezoned to allow apartment housing (1)

### **Summary of Comments in Support**

- Communities in core neighbourhoods along future mass transit need developments like this, to help densify (1)

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If you have questions about this application please contact:

Heather Vander Hoek, Planner

780-423-7495

heather.vanderhoek@edmonton.ca

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**WEST JASPER/SHERWOOD COMMUNITY LEAGUE**  
9620 - 152 Street  
Edmonton, Alberta  
T5P 4N9

December 10, 2018

Heather Vanderhoek  
City Planning  
City of Edmonton  
6<sup>th</sup> Floor, Edmonton Tower  
10111 - 104 Avenue NW  
Edmonton, Alberta T5J 0J4

Dear Ms. Vanderhoek:

**Re: Proposed 4 Storey 36 Unit Apartment with Commercial at 9504-153 Street**

Thank you for your recent email. We appreciate your request for suggested improvements to the above proposal. In response, the community league, as well as residents that copied me in their emails to you, have clearly stated not to include Apartment as a permitted Use. It does not comply with our Jasper Place ARP. West Jasper Place residents put in over 2 years of hard work with planning consultants and a city planner to create our ARP. It cost hundreds of thousands of taxpayers dollars and was only approved 3 years ago. We told Boris Belostotsky and Chris Dulaba that we would gladly work with them if they brought back a development that was a supported built form from the Active Edge Housing area of our ARP. Unfortunately, they refused to make the necessary revisions to their development to conform to our ARP.

Apartments are the least supported built form in the Jasper Place ARP. 60% of West Jasper Place dwellings are apartments which can be developed on 30 blocks in our small community. It violates one of the main Guiding Principles of our ARP to develop an apartment outside of our RA7 or Mixed Use Housing zone, and our neighbourhood loses even more diversity. On page 19 of our ARP, it states: "the City's objective is to ensure neighbourhoods have a range of housing choices and evidence from the Learning Scenarios showed that there are few housing choices other than apartments in Jasper Place." Also, it should be noted that on October 30<sup>th</sup>, RioCan met with me and other stakeholders to inform us that they would be redeveloping Jasper Gates Shopping Center. Since the Jasper Gates site is approved for mixed use housing, Stuart Craig, Vice President of RioCan Developments, stated that they will be building a few high rise buildings with up to 1,000 apartments above retail. They held an Open House for the public on November 28 and will be starting on their application shortly. This shopping center is only a few blocks from Mr. Belostotsky's development.

Therefore, residents want Mr. Belostotsky's previously approved Bylaw 17619 upheld. However, we are willing to make a concession. Bylaw 17619 permits a maximum of 10 Dwelling units. We would support all built forms listed under the Active Edge Housing section. Also, a Secondary Suite, Garage, or Garden Suite could be built for each Row House, Semi-Detached, Small Lot Single Detached, and Single Detached to a maximum of 20 Dwelling units.

All content for Bylaw 17619 should be retained except for the following revisions:

**Uses:**

**Area B (Residential Portion Along 153 Street)**

- a. Row Houses
- b. Duplexes/Semi-Detached Houses
- c. Small Lot Single Detached Houses
- d. Single Detached Houses
- e. Garage or Garden Suites
- f. Secondary Suites
- g. Minor Home Based Business
- h. Fascia On-premises Signs

**Development Criteria**

- c. The maximum number of Dwelling units shall be 20. This will permit a Secondary Suite, Garage, or Garden Suite to be built for each Row House, Duplex/Semi-Detached House, Small Lot Single Detached House and Single Detached House.

In conclusion, amending the Jasper Place ARP to permit another apartment will continue to make our community unhealthy. It contributes to the unbalanced pattern of development that currently exists in West Jasper Place which the ARP tries to correct. As stated under section 1.3.3 of the Jasper Place ARP, "Providing new housing units through apartment development will not increase housing choice." Also, since RioCan has confirmed that a high density mixed use housing project will be developed in the near future close to Mr. Belostotsky's project, why are we even considering this application when other housing forms are so desperately needed.

Sincerely,



Irene Blain  
President

## Community and Proponent Engagement Meeting Record

**Project:** West Jasper Place Rezoning DC2 to DC2 | 9504 153 Street NW

**Meeting Location:** West Jasper Sherwood Community League, 9620 152 Street

**Meeting Date/Time:** Thursday, March 28, 2019 | 7:00 pm – 8:30 pm

**Meeting Purpose:** To discuss alternatives to the current proposal and to consider revisions to the proposed development in response to community concerns.

**Proposed Development as brought to Council on March 11, 2019:** a mixed use building with pedestrian oriented commercial uses facing 95 Avenue NW, five ground-oriented dwelling units facing 153 Street NW and apartment units above the southern commercial portion of the building, up to 4 storeys in height and a total of 41 dwelling units.

**Motion from City Council at the March 11 Public Hearing:**

That Bylaw 18758 and Charter Bylaw 18759 be referred back to Administration to conduct further engagement with the community and the proponent to consider alternatives to the current proposal and return to the June 17, 2019, City Council Public Hearing.

**Meeting Chair:** City of Edmonton administration

**Meeting Attendees:**

Irene Blain	West Jasper Place/Sherwood Community League President
Dawne Colwell	WJP Civics Representative
Peter Doell	WJP Civics Representative
Christine Nardella	WJP Civics Representative
Nathan Van Driel	Neighbour to North
Lindsay Van Driel	Neighbour to North
Terry Kirstiuk	Neighbour to North Representative
Chris Dulaba	Beljan Development
Boris Belostotsky	Dan Developments
Heather Vander Hoek	City of Edmonton
Holly Mikkelsen	City of Edmonton

## Order of Discussion

### 1. Introductions

- Everyone introduced themselves, indicated approximately where they live in relation to the subject site, and who they were representing (personal or community league).

### 2. Project Description and Background

- Everyone was familiar with the project, so this was skipped over

### 3. Presentation of Community Concerns

- Irene Blain presented the concerns and requests from the Community League. The presentation is attached to this meeting record.
- It was made clear that the community group was interested in talking about the built form at this time, and that use classes and number of units would be discussed after the community group in attendance had a chance to update the broader community about the design alternatives.
- Summary of comments
  - First/preferred option: build the supported built forms as listed in the active edge housing designation
  - Second option: Stacked Row Housing
  - Third/least preferred option: Apartment Housing with a maximum height of 10 meters
- Further discussion
  - IB: The reason for the push for row housing and active edge housing is to increase the possibility of families living here
  - NV: would like to see more than 'some' families - 1-bedroom apartments essentially 'evict' people as they start families
  - IB: there is very little green space in the neighbourhood, residents rely on their yards
  - IB: Main focus is height
  - Parking Concerns:
    - IB: New apartment in Queen Mary Park was able to provide underground parking
    - DC: Concerned with parasitic parking if parking is surface, this close to an LRT station
    - IB: ARP mentions that parking be visually screened from above
  - IB: ARP provides certainty for the community and the developer



#### 4. Possible revisions to the proposal to address concerns

- CD: Rezoning to DC2 allows regulations to make a strong commitment, will commit to:
  - 5 ground level dwellings will be 3-bedrooms (only 2 were required to have 3-bedrooms in the proposal that went to Council)
  - Minimum 17 2-bedroom units (not regulated in proposal that went to council, but the projected number was 10-12)
  - Residual units up to 35 - 36 total units would be 1 bedroom or studio
- Could look at reducing the floor plate of the apartment portion, by squishing it to the south

#### 5. Discussion

- What/why the concern with the proposal that went to council?
  - IB: Height issue because it doesn't fit in and allows too much density
  - DC: apartment building is too large
  - TK: what if the apartment portion were wider and shorter, i.e. 3 storeys
- What is the main concern, height or number of units?
  - TK: both together
  - IB: personally number of units would be better if reduced to halfway (existing DC2 allows 10, proposed is 41, meet in the middle and allow 24)
  - TOD recommendation would be a maximum of 30 units
- Commercial discussion:
  - Supported in Active Edge Housing, but not Multi-family designation
- HM: If this were to be built as Stacked Row Housing, could build units facing all directions including the alley - likely result in increased site coverage and overlook for west and north neighbours
  - CD: not feasible to build this
- IB: If apartment development - make sure that the waste area is fenced and locked
- NV: would be better to have a staggered front setback along 153 Street - such that the commercial portion is setback further to allow better interface with street - similar to the existing DC2 for the site
- IB: Is Multi-family Residential the appropriate designation for this site? Should it be Mixed Use Hubs?
  - HM: Mixed Use designation is used for sites more similar to the Jasper Gates proposal, which is not appropriate here
  - HV: Mixed Use Hubs requires only commercial at ground level, meaning that no ground oriented dwellings would be possible. Multi-family Residential was considered to be the most suitable designation, with minimal need for amendments to the plan

#### 6. Summation and Next Steps

- Reduce the number of units, provide bedroom counts as indicated above in item 4

- Stacked Row housing is not wanted for this site
- CD will look at the possibility/feasibility of revising the built form to either be 3 storeys or reduced footprint of north side of apartment portion.
- CD will look at use classes and building design and provide revisions by approximately Friday, April 5.
- Further communication about the proposal will be conducted by email through HV
- Community League representatives will relay the information from this meeting to the community and provide feedback
- May 10th is the cutoff for the finalized design and DC2 provisions in order to meet the Council deadline of June 17.

#### 7. Meeting Adjourned

Additional note: The building noted in the Community League's presentation under Option 2, at 149 Street and Stony Plain Road, is 12 unit apartment house, not stacked row housing as indicated.

# PROPOSED LAND USE

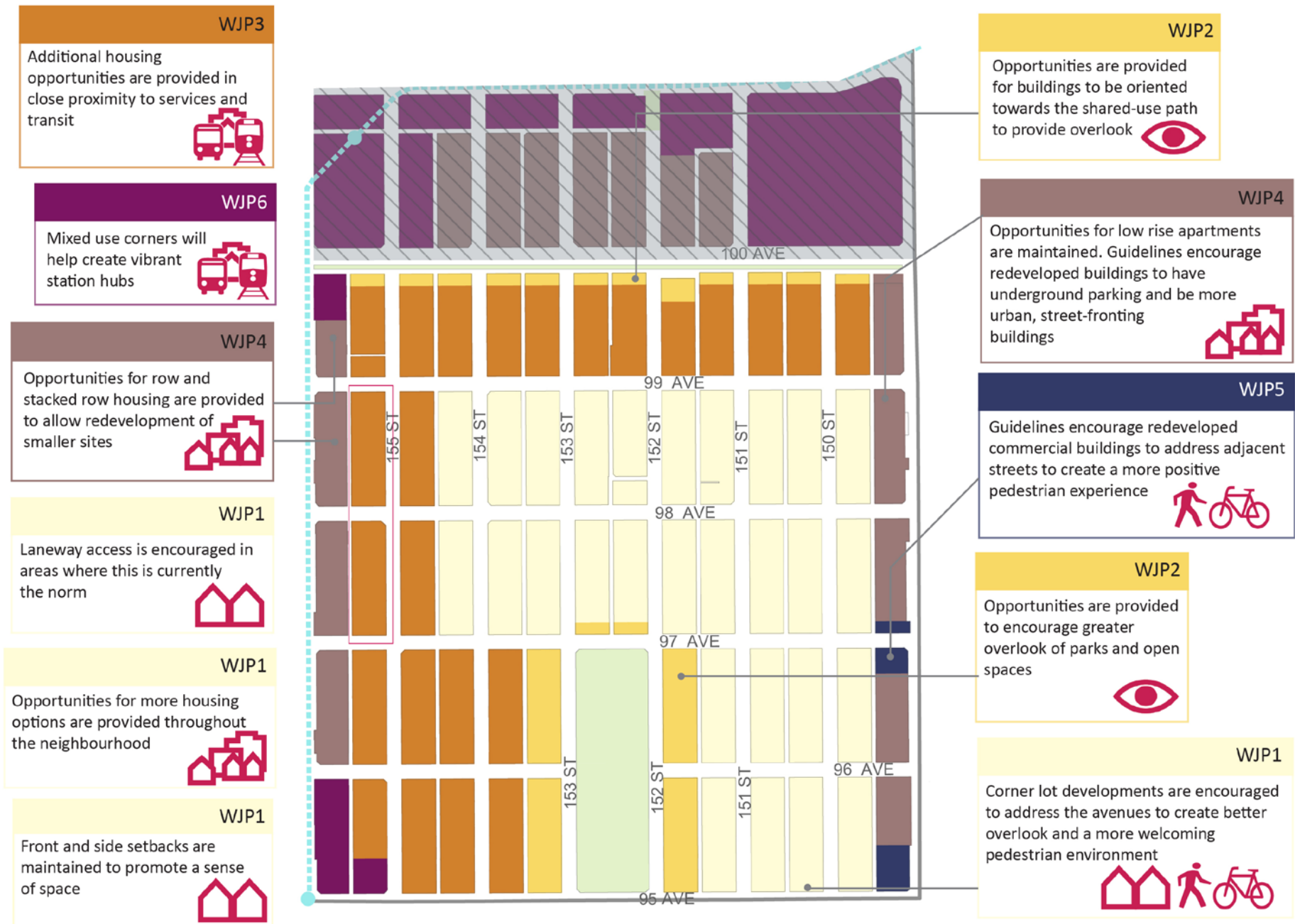


Figure 14: West Jasper Place proposed land use

# PROPOSED LAND USE

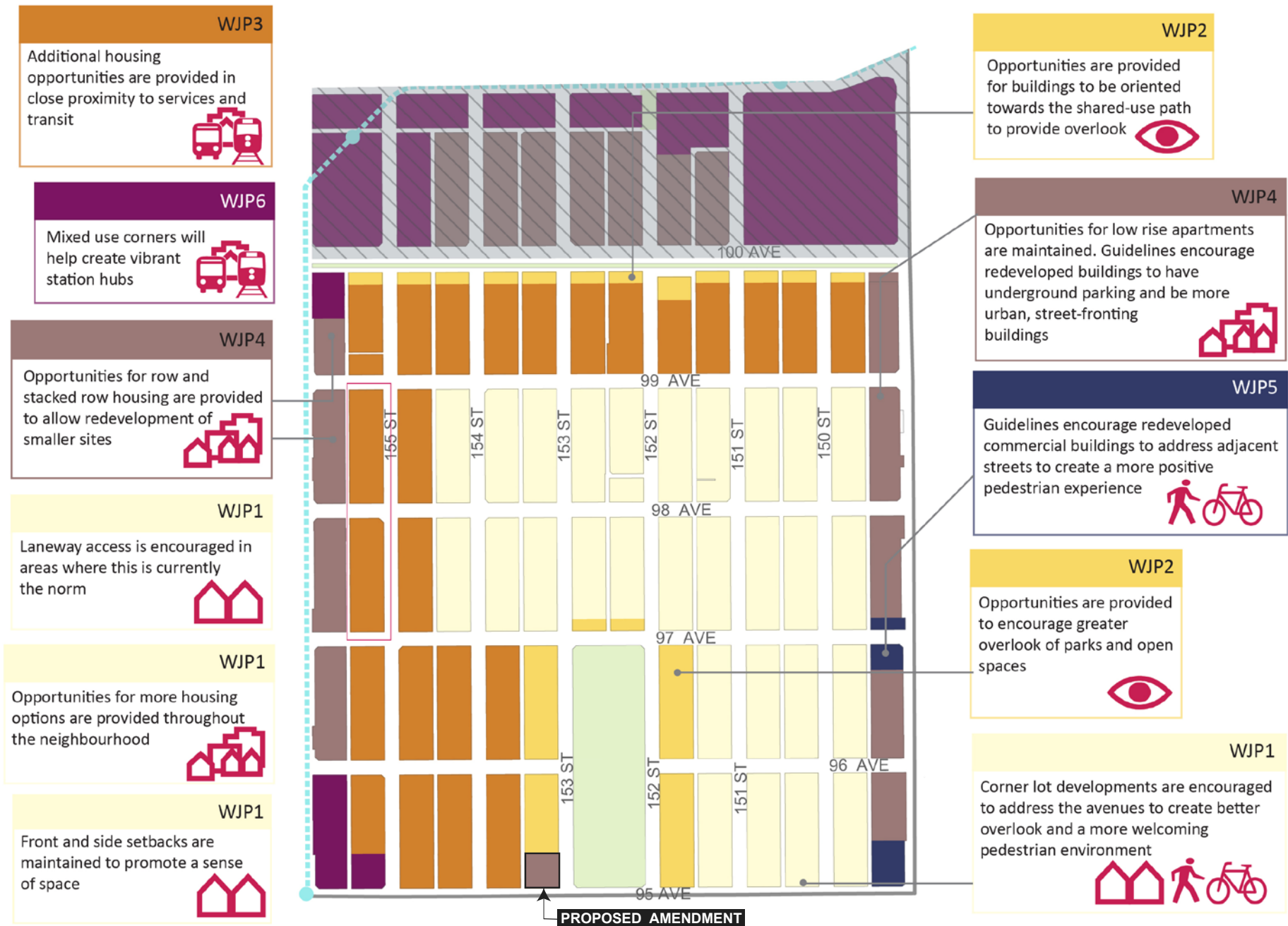


Figure 14: West Jasper Place proposed land use

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Plan Amendment, Rezoning
Bylaw/Charter Bylaw:	18758, 18759
Date of Application Acceptance	July 16, 2018
Location:	Northwest corner of 95 Avenue NW and 153 Street NW
Address:	9504 153 Street NW
Legal Descriptions:	Lot 7; Block 27; Plan 6530ET Lots 8-9; Block 27; Plan 2611KS
Site Area:	2406 m <sup>2</sup>
Neighbourhood:	West Jasper Place
Notified Community Organizations:	West Jasper-Sherwood Community League West Edmonton Council of Community Leagues
Applicant:	Chris Dulaba, Beljan Development

### PLANNING FRAMEWORK

Current Zone:	(DC2) Site Specific Development Control Provision
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plan(s) in Effect:	Jasper Place Area Redevelopment Plan
Historic Status:	None

Written By:	Heather Vander Hoek
Approved By:	Tim Ford
Branch:	City Planning
Section:	Planning Coordination