

The map displays the Fort Road area in the City of Fort Worth, showing various zoning districts and a proposed rezoning area. The map includes streets such as 130 Av, 129 Av, 128 Av, 72 St, 71 St, 70 St, 68 St, 67 St, 66 St, 65 St, 64 St, 63 St, 131a Av, and 131 Av. Zoning districts shown include US, RA7, RF1, RF3, RF4, RF5, RA8, RA9, CB1, CB2, DC1, and AP. A specific area is highlighted in yellow and labeled 'DC1 to RA8' and 'DC1 to DC1'.

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Report Summary

This land use amendment application was submitted by L7 Architecture on July 9, 2020 on behalf of the Bosco Foundation. This application proposes to rezone the northern portion of the site from (DC1) Direct Development Control Provision to (RA8) Medium Rise Apartment Zone and (DC1) Direct Development Control Provision.

The proposed RA8 Zone will allow for the development of multi-unit housing up to a maximum height of 23.0 m (6 storeys) and up to approximately 100 units of affordable (seniors-oriented) housing.

With this application, the size of the DC1 Provision will be reduced to reflect the removal of the proposed RA8 area. The historical designation protecting the Saint Francis of Assisi Friary/Saint Anthony's College lands and general intent of the DC1 will be retained on the southern portion of the site. Administrative updates to the DC1 are included in the proposed bylaw.

This proposal is in alignment with the applicable goals and policies of CityPlan (MDP) to accommodate all future growth through residential densification in Redevelopment Areas for an additional 1.25 million population within Edmonton's existing boundaries. It will increase the supply of affordable housing and contribute towards ending homelessness within the City of Edmonton, as well as provide future residents with access to services and amenities to improve their quality of life. The site is located within 400 m of transit routes and 800 m of an existing transit centre and LRT Station, which will contribute towards supporting mass transit.

The Application

CHARTER BYLAW 19506 to rezone to (RA8) Medium Rise Apartment Zone and (DC1) Direct Development Control Provision.

Charter Bylaw 19506 proposes to rezone the site to allow for an affordable multi-unit (seniors'-oriented) housing development up to a maximum height of 23.0 m (6 storeys).

To accommodate the proposed RA8 Zone, the existing DC1 Provision is proposed to be amended to a new DC1 Provision (reflecting the smaller size of the site), and will allow for the retention of the historical designation protecting the Saint Francis of Assisi Friary/Saint Anthony's College lands.

Site and Surrounding Area

The site is located north of 129 Avenue NW, on the east side of 68 Street NW.

The Saint Francis of Assisi Friary and St. Anthony's College lands are located on the southerly portion of the site, while the proposed development site is located immediately to the north.



	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC1) Direct Development Control Provision	Vacant/underdeveloped land (at north); St. Francis of Assisi Friary and St. Anthony's College (to south)
CONTEXT		
North	(AP) Public Parks Zone (RA7) Low Rise Apartment Zone	Ralph Hopp Park; Developed 4-storey multi-unit housing
East	(US) Urban Service Zone	St. Francis of Assisi Elementary School and associated play fields
South	(RF3) Small Scale Infill Development Zone	Low density residential dwellings (single detached, duplex, and semi-detached housing)
West	(RF3) Small Scale Infill Development Zone	Low density residential dwellings (single detached, duplex and semi-detached housing)

Planning Analysis

The current DC1 zoning on the site recognises an Area A and B. The northern portion of the site is identified as Area "B" and allows for the development of multi-unit housing in the form of apartment housing, stacked row housing, and row housing up to a maximum height of 16.0 m (4 storeys).

The developed (southern) portion of the site, which houses the St. Francis of Assisi Friary/St. Anthony's College, is identified as Area "A" in the existing DC1 Provision and allows for uses that are compatible with religious assembly and educational uses, including office and services uses, educational services, child care services, lodging housing, and limited health services.

Charter Bylaw 19506 proposes to allow for the development of the northern portion of the site under a standard (RA8) zone. This will allow for a range of commercial and business uses, in addition to the multi-unit housing. Additional height will allow for two additional floors than currently permitted.

The table below compares the approved DC1 Provision to the proposed RA8 Zone.

Uses & Development Regulations	DC1 <i>Approved</i>	RA8 <i>Proposed</i>
(Permitted) Uses	<p>Multi-unit Housing</p> <p>Limited Group Homes Lodging Houses</p> <p>Fascia On-premises Signs Projecting On-premises Signs</p>	<p>Multi-unit Housing Child Care Services Convenience Retail Stores General Retail Stores Group Homes Health Services</p> <p>Limited Group Homes Lodging Houses Minor Home Based Business PFO Services Secondary Suites Specialty Food Services Urban Gardens</p> <p>Fascia On-premises Signs Projecting On-premises Signs</p>
Density	Maximum: 125 dwellings/ha	Minimum: 75 dwellings/ha
Maximum Floor Area Ratio	1.3 – 1.4	3.0 – 3.3
Maximum Height	14.0 m (4 storeys)	23.0 m (6 storeys)
Minimum Front Setback	6.0 m	4.5 m

Minimum Rear Setback	7.5 m	7.5 m
Minimum Side Setbacks	2.0 m /1.0 m per storey) 4.5 m (when flanking)	3.0 m

Balwin is an established neighbourhood, and the *Residential Infill Guidelines (RIGS)* for mature neighbourhoods provides redevelopment guidelines applicable to the site. The proposed RA8 Zone generally meets the locational criteria identified in the *RIGS* for mid-rise multi-unit dwelling buildings. The southern portion of the site to remain under a DC1 Provision (to be amended with the Charter Bylaw) is located along a collector roadway and transit route (129 Avenue NW). Though the proposed rezoning area does not have direct access to an arterial or collector roadway, the nearest bus stop, located at the intersection of 129 Avenue NW and 66 Street NW, is within 400 m of the site and within 800m of the Belvedere Transit Centre and LRT Station.

It should be noted that the proposed RA8 area does not follow existing lot lines and extends into a portion of the southern developed lot (12903 - 68 Street NW) that is to remain under the DC1 Provision. The applicant has advised the additional site area is to allow for additional area to provide surface vehicular parking and circulation space. If approved, this creates a split-zoned lot. The applicant has been advised that a lot line adjustment may be required.

LAND USE COMPATIBILITY

To the east is the site, the land is zoned (US) Urban Service Zone and developed with the Saint Francis of Assisi Elementary School and associated playfields. Ralph Hopp Park is located to the north of the site and zoned (AP) Public Park Zone. These park sites provide a natural buffer at the north and east boundaries of the proposed RA8 site.

To the west, the land is primarily developed with single detached housing, and zoned (RF3) Small Scale Infill Development Zone. The minimum front setback of 4.5 m (and required landscaping) will allow for a sensitive transition between existing dwellings and the future 6-storey multi-unit building.

If approved, Charter Bylaw 19506 supports the “Missing Middle” development opportunities. It will increase housing choice in the Balwin neighbourhood. The additional height in the proposed RA8 zone will further allow for affordably priced units geared towards seniors housing, and will use existing infrastructure efficiently.

CITYPlan Alignment

This application is in alignment with applicable goals and policies of CityPlan (MDP) by:

- contributing to the city-wide densification through residential infill in a Redevelopment Area on an underutilized site that has been vacant for over 10 years;
- increasing the supply of affordable housing to contributing towards ending homelessness in the City of Edmonton;

- providing future residents with access to services and amenities to improve their quality of life; and
- supporting mass transit.

Technical Review

Transportation

A Transportation Study was reviewed and approved by Transportation in support of the proposed development.

Key findings of the study include:

- approximately 70% of residents are not anticipated to own or drive vehicles, and the socioeconomic characteristics of future tenants will be considered at the development permit stage when determining an appropriate parking supply for the site;
- a combination of underground and surface vehicle parking stalls shall be provided on the proposed RA8 site;
- as shown on the proposed DC1 Site Plan, a one-way access will be provided at the north end of the site from 68 Street NW for emergency access through the site; and
- access to underground vehicular parking is planned along the east side of the future building from the north leg of the internal looped roadway.

Drainage

Drainage supports this Charter Bylaw and advises that permanent sanitary and storm servicing is available from storm sewers located at 68 Street NW.

Parks and Urban Design

A Sun/Shadow Impact Study was prepared by the applicant at the request of Urban Growth & Open Spaces (Parks). Parks and the Urban Design Unit reviewed and approved the study which concluded no adverse shadowing effects on the existing park site (Ralph Hopp Park) located to the east of the site, over and above those generated if development occurred under the approved DC1 Provision.

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

Community Engagement

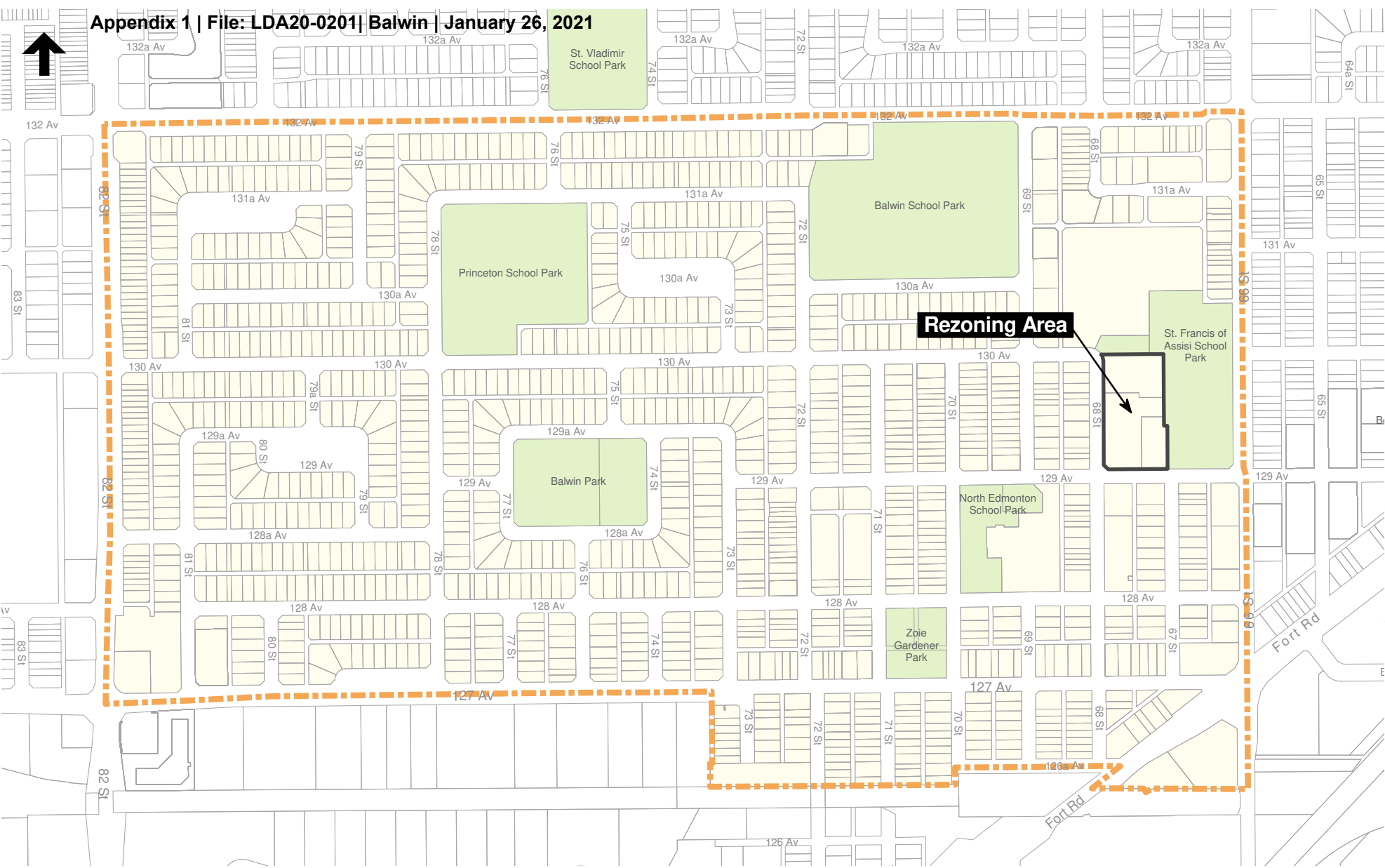
ADVANCE NOTICE August 7, 2020	<ul style="list-style-type: none">• Number of recipients: 74• One (1) response expressing concern was received• Comments included:<ul style="list-style-type: none">• concern about overall safety in the neighborhood was expressed;• the proposed 6-storey building is not conducive the current needs of the Balwin neighbourhood;• concern that Multi-Unit Housing may contribute to existing crime issues;• decaying alley conditions;• the need to install a security system on property to feel safe; and• a general concern that Balwin has become of very different neighborhood over the past 25 years.
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/balwin

CONCLUSION

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

APPENDICES

- 1 Context Plan Map
- 2 Track Changes (DC1)
- 3 Application Summary



DC1) DIRECT DEVELOPMENT CONTROL PROVISION BALWIN

*Bylaw 14939
July 7, 2008*

~~6770—129 Avenue NW and 12903—68 Street NW~~ North of 129 Avenue NW, East of 68 Street NW

~~Parcel A (Heritage/South Portion)~~

1. General Purpose

To establish a Direct Control Provision to accommodate a limited range of institutional, office and personal service uses that will be compatible with the designation of the St. Francis of Assisi Friary/St. Anthony's College as both a heritage site and a residential area that supports the ongoing use of the heritage building ~~along with the introduction of new residential uses.~~

2. Area of Application

~~The provision for Parcel A of the DC1 will include a southern portion of Lot 1C and all of Lot 1D, Block 19, Plan 932-3281, as shown on Appendix I.~~
This Provision shall apply to the southern portion of Lot 1C, Block 19, Plan 9323281 and Lot 1D, Block 19, Plan 9323281, as illustrated conceptually on Schedule "A" of the Bylaw adopting this DC1 Provision.

3. Uses

- a. Professional, Financial and Office Support Services
- b. ~~Boarding and~~ Lodging Houses
- c. Extended Medical Treatment Services
- d. Public Educational Services
- e. Private Educational Services
- f. Child Care Services
- g. Health Services ~~as accessory to Extended Medical Treatment Services~~
- h. Religious Assembly ~~as accessory to Educational Services~~
- ~~i. Signage uses consistent with the purpose of this Provision and with the Designation as a historic resource under the Alberta Historical Resources Act.~~

4. Development Regulations

- a.1. All development in this Provision shall meet the requirements set forth in this Provision and Appendix I and the regulations contained in the Zoning Bylaw No. 12800, as amended, where not superseded by the development criteria of this Provision, to the satisfaction of the Development Officer. The Development Officer will consult with the Heritage Officer where appropriate.

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~~b-2.~~ The existing St. Francis of Assissi Friary/ St. Anthony's College buildings, not including additions, must be retained and any future development or alteration must conform to this Provision and Bylaw No. 14222, being a Bylaw to designate St. Francis of Assissi Friary/ St. Anthony's College as a Municipal Historic Resource. The building is also a Provincial Historic Resource and must conform to the standards and guidelines for the Conservation of Historic Places in Canada as approved by the Alberta Tourism, Parks, Recreation and Culture.

~~c-3.~~ The rehabilitation and renovation of the existing building shall retain the original details of rooflines, doors and windows, trim, exteriors finishing materials and similar architectural features to the greatest extent possible, and must comply with the General Guidelines for Rehabilitation in the Municipal Historical Resource designation in Bylaw 14222.

~~d-4.~~ The design and appearance of alterations to the main building shall incorporate the details and finishing materials which reflect and are compatible with the existing building's architectural features as described in 4 (c).

~~e-5.~~ The maximum height shall be equivalent to the height of the existing main building.

~~6.~~ The maximum number of sleeping units will be ten (10).

~~7. Health Care Services shall be developed as an accesory use to Extendeded Medical Treatment Services.~~

~~f-8. Religious Assembly shall be developed as an accessory use to Educational Services.~~

~~9.~~ The minimum indoor amenity area/communal recreation space of 405 sq. m. (4500sq. ft.) shall be provided.

~~g-10~~

~~h- Forty-six (46) vehicular~~ on-site parking stalls shall be provided for the existing development. With further development or redevelopment of the site, vehicular parking shall be provided to the satisfaction of the Development Officer, in consultation with the Planning and Development Department and the Transportation Department. Subdivision Planning and Deveopment Services (Transportation Planning).

~~i- The provision of bicycle parking facilities shall be to the satisfaction of the Development Officer.~~

~~j- 11.~~ Any rooftop mechanical shall be screened from view from surrounding uses.

~~k- 12.~~ Existing trees and vegetation shall be retained wherever possible.

~~l- 13.~~ To ensure a high standard of appearance and a sensitive transition to the adjacent pedestrian streetscape and surrounding uses, detailed landscape plans, which comply with the landscaping requirements ~~of Section 54~~ of the Zoning Bylaw, shall be submitted with the initial development application, for approval by the Development Officer.

~~m- 14. The Development Officer may grant relaxations to the Zoning Bylaw and the requirements of this Provision if, in his opinion, such a variance would be in keeping with the general purpose of this Provision and would not affect the amenities, use and enjoyment of neighbouring properties.~~

~~n- 15.~~ The owner shall submit a Crime Prevention Through Environmental Design (CPTED) Assessment that shall be accepted by the Development Officer prior to the

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issuance of a Development Permit to ensure that development on the site provides a safe urban environment in accordance to the guidelines and principles established in the Design Guidelines for a safer city.

16. No loading or trash collection, outdoor service or display areas shall be permitted outside designated areas. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent sites, public roadways, in accordance with the provisions of subsection 55.4.4 of the Zoning Bylaw.

17. Signage uses shall be consistent with the purpose of this Provision and with the Designation as a historic resource under the Alberta Historical Resources Act.

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Parcel B (Undeveloped/North Portion)

1. General Purpose

~~To establish a Direct Control Provision to accommodate a limited range of uses based on the requirements of the RA7 Zone that will be compatible with the designation of the St. Francis of Assisi Friary/St. Anthony's College as both a heritage site and a residential area that supports the ongoing use of the heritage building along with the introduction of new residential uses.~~

2. Area of Application

~~The provision for Parcel B of the DC1 will apply to the northern portion of Lot 1C, Block 19, Plan 932 3281, as shown on the Appendix I.~~

3. Uses

- ~~a. Apartment Housing~~
- ~~b. Boarding and Lodging Houses~~
- ~~c. Limited Group Homes~~
- ~~d. Stacked Row Housing including Row Housing but excluding Semi-detached housing and duplex housing~~
- ~~e. Fascia On-premises Signs~~
- ~~f. Projecting On-premises Signs~~

4. Development Regulations

- ~~a. All development shall be generally in accordance with the site plan illustrated in Appendix I.~~
- ~~b. The maximum density shall be 125 Dwellings per ha.~~
- ~~c. The maximum Floor Area Ratio shall be 1.3. The maximum Floor Area Ratio may be increased to 1.4 when underground parking is provided. In such a case, the application will be a Discretionary Development~~
- ~~d. The minimum Front Yard shall be 6.0 m.~~
- ~~e. The minimum Rear Yard shall be 7.5 m.~~

f. — The minimum Side Yard shall be 1.0 m for each Storey or partial Storey, except that a total of at least 2.0 m shall be provided in all cases. A Side Yard shall be not less than 4.5 m when it abuts a flanking public roadway other than a Lane.

g. — The maximum height shall not exceed 16 metres or 4 storeys. Floor area can be developed in the attic area as additional space to a dwelling, and not counted as a storey, provided the additional floor area creates architectural interest to the design of the building and the development is within the maximum allowable height.

h. — Parking shall be in accordance to Section 54 of the Zoning Bylaw.

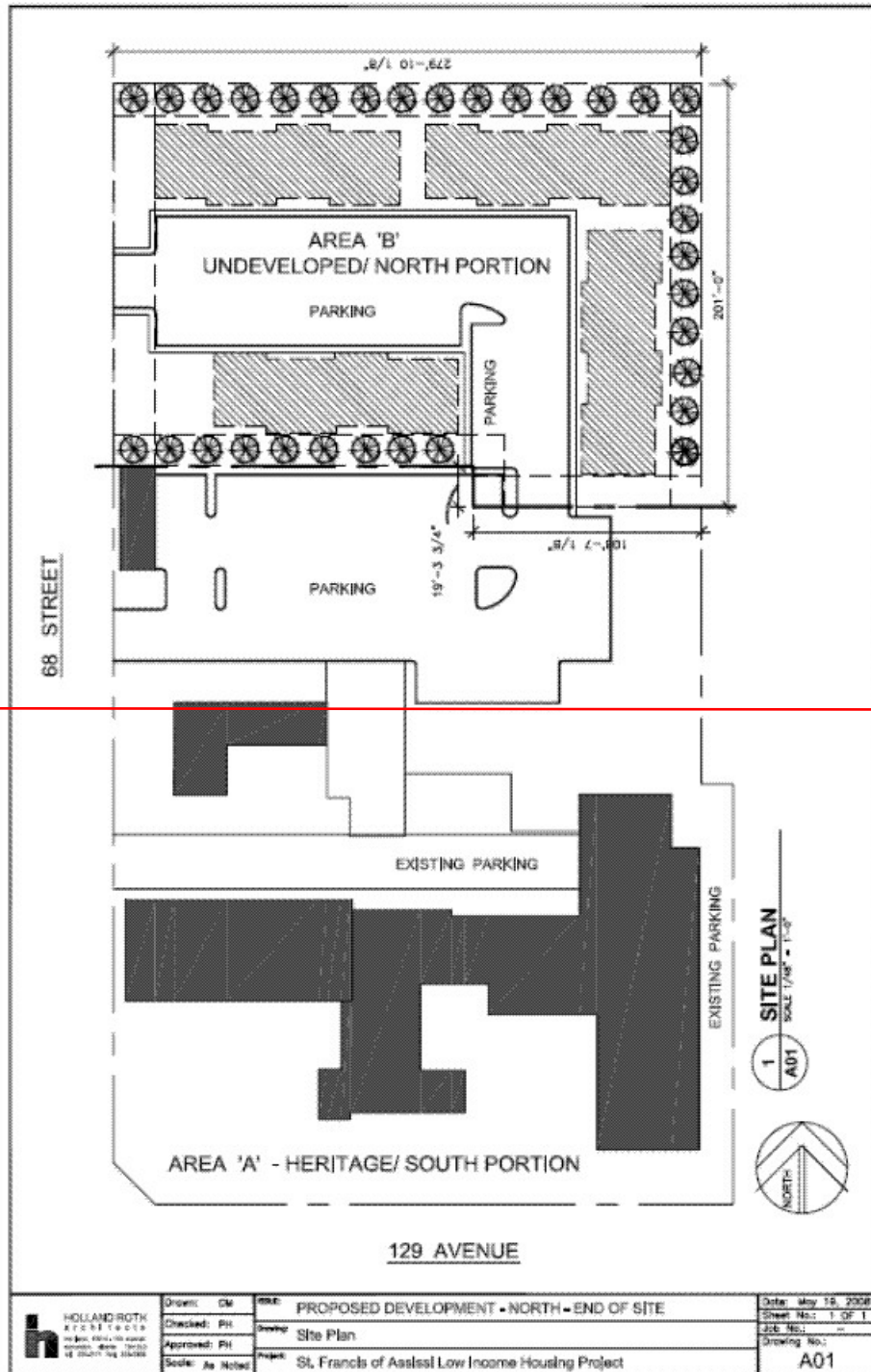
i. — To ensure a high standard of appearance and a sensitive transition to the adjacent pedestrian streetscape and surrounding uses, including a pedestrian connection to and through parcels A and B, detailed landscape plans, which comply with the landscaping requirements of Section 54 of the Zoning Bylaw, shall be submitted with the initial development application, for approval by the Development Officer.

j. — The design and appearance of new additions and alterations to new buildings shall incorporate the details and finishing materials which reflect and are compatible with the existing building's architectural features.

k. — Existing trees shall be retained as a neighbourhood amenity and buffer between the proposed development and the abutting playing fields to the satisfaction of the Development Officer in consultation with the Parks Branch of the Asset Management and Public Works Department.

l. — A 1.8 m chain-link fence shall be placed on the north and east property lines between any residential units and the abutting playing fields in accordance with City Standards at such time as dwelling units are developed.

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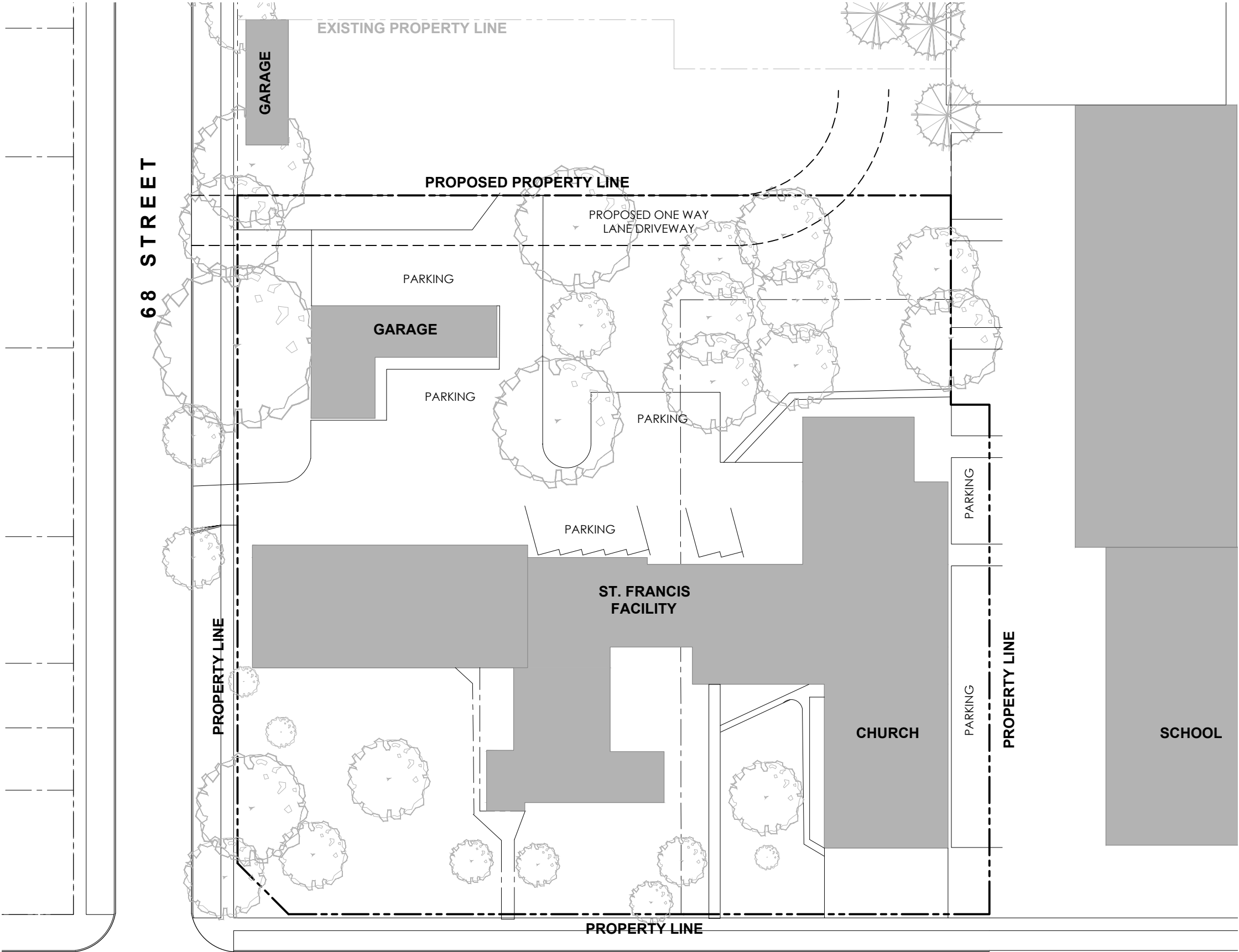


a.



SITE PLAN

SCALE: 1:500



Appendix I

EXISTING DC1 REVISIONS - LDA20-0201

BOSCO FOUNDATION
12903-68 Street NW, 6770-129 Ave NW, Edmonton

REV:	PROJECT No:	SHEET No:	SHEET TITLE:
DC04	1904	A1.3	SITE PLAN REZONING DC1

SCALE:	DATE:
(@11x17) 1:500	NOV 24, 2020

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APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19506
Location:	North of 129 Avenue NW and East of 68 Street NW
Addresses:	12903 - 68 Street NW; 12935 - 68 Street NW; 6770 - 129 Avenue NW
Legal Descriptions:	Lot 1C, Block 19, Plan 9323281; Lot 3, Block 19, Plan 1125249; Lot 1D, Block 19, Plan 9323281
Approximate Site Area:	Total site: 1.4 ha Proposed RA8: 0.65 ha
Neighbourhood:	Balwin
Notified Community Organizations:	Balwin Community League and Edmonton North District Area Council Area Council
Applicant:	Peter Hohn, L7 Architecture

PLANNING FRAMEWORK

Current Zone and Overlay:	(DC1) Direct Development Control Provision
Proposed Zones and Overlay:	(RA8) Medium Rise Apartment Zone (DC1) Direct Development Control Provision
Plan in Effect:	None

Written By:	Carla Semeniuk
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination