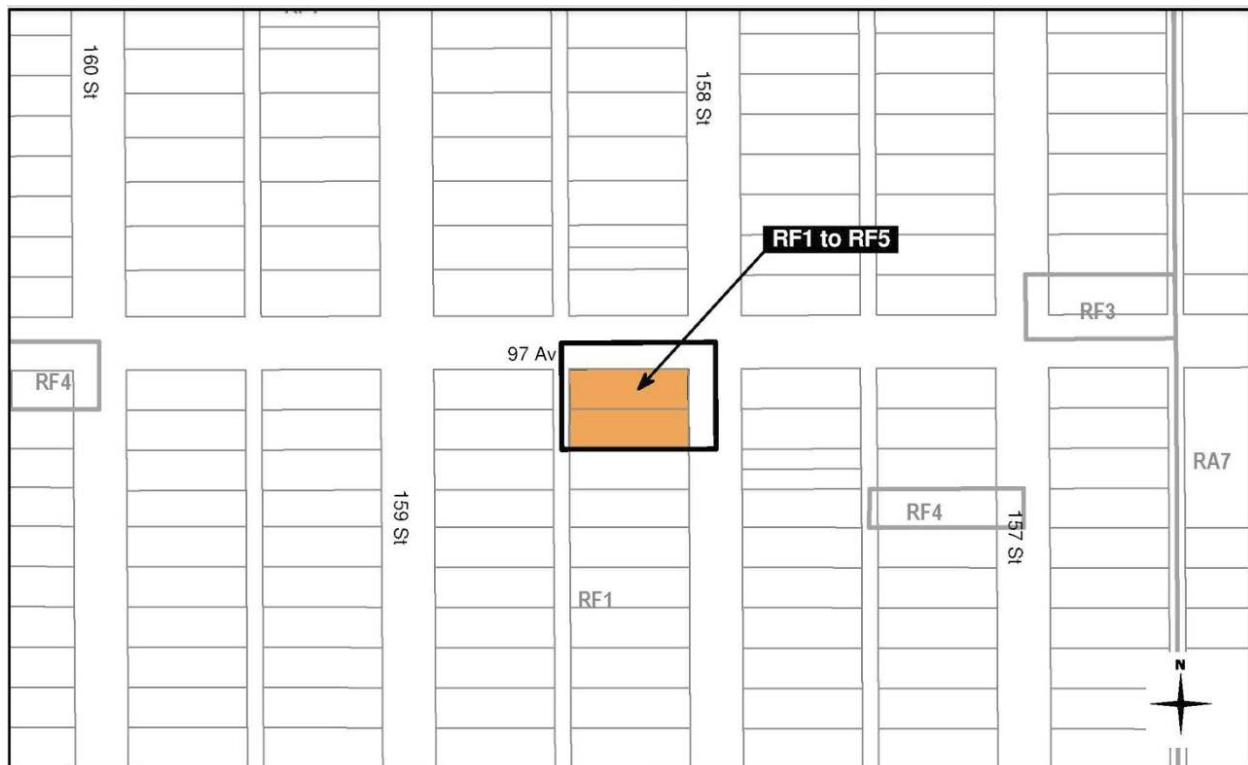




CITY PLANNING REPORT REZONING & PLAN AMENDMENT GLENWOOD

9640 - 158 Street NW

To allow for row housing.



RECOMMENDATION AND JUSTIFICATION

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

- conforms to the Jasper Place Area Redevelopment Plan;
- provides family oriented housing within 400 m of the future Glenwood/Sherwood LRT station; and
- is compatible with surrounding land uses.

THE APPLICATION

1. CHARTER BYLAW 18853 to amend the Zoning Bylaw to rezone the subject site from (RF1) Single Detached Residential Zone to (RF5) Row Housing Zone. The stated intent of the applicant is to develop approximately 6 units of Row Housing.

In November 2018, an application was submitted to rezone the subject site to (RF6) Medium Density Multiple Family Zone with the intention of developing approximately 10 units of Stacked Row Housing. The subject site is located within the Jasper Place Area Redevelopment Plan (ARP) which designates this portion of Glenwood as Transit Oriented Housing, which lists Row housing at the most dense use. As such, the applicant's proposal to rezone the property to RF6, which permits Stacked Row Housing, did not conform to the ARP. An application to amend the Jasper Place ARP was also required for Council to consider the RF6 Zone. City Planning advised against the application, due to the site location and the proposal not meeting the intent of the Jasper Place ARP, which was adopted in 2015.

In February of 2019, City Planning held a public engagement session to obtain feedback on the proposal from surrounding residents and stakeholders. The feedback received during the session, including follow-up emails and phone calls, was overwhelmingly unsupportive. Following the engagement session, City staff met with the applicant to discuss revising the application to a zone that would comply with land use direction within the ARP, specifically, that of Row Housing. The applicant agreed to revise their application and to no longer pursue a rezoning for RF6. Instead, the application would propose to rezone the site to (RF5) Row Housing Zone with the intention of developing approximately 6 units of standard side-by-side Row Housing, in conformance with the direction of the Jasper Place ARP.

SITE AND SURROUNDING AREA

The subject site is a double-wide lot, located at the corner of 97 Avenue NW and 158 Street NW. The corner lot, with lane access, is adjacent to a single detached house to the south. Currently occupying the site is a single detached house.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF1) Single Detached Residential Zone	Single Detached House
CONTEXT		
North	(RF1) Single Detached Residential Zone	Single Detached House
East	(RF1) Single Detached Residential Zone	Single Detached House
South	(RF1) Single Detached Residential Zone	Single Detached House
West	(RF1) Single Detached Residential Zone	Single Detached House



VIEW LOOKING SOUTHEAST, FROM 97 AVENUE NW



VIEW LOOKING WEST, FROM 158 STREET NW

PLANNING ANALYSIS

The stated intent of the applicant is to develop a row house. As the RF5 zone prescribes a maximum density of 42 dwellings per hectare, the subject site could achieve up to 5 units of row housing. However, the RF5 Zone provides additional density incentives for underground parking and/or additional amenity area which means that the site could achieve up to 6 units, if underground parking is pursued. All units must be family oriented.

THE JASPER PLACE AREA REDEVELOPMENT PLAN (JPARP)

The JPARP designates the subject site as “Transit oriented housing”, the purposes of which to provide ground-oriented housing options in proximity to services and transit along a key transit corridor. Row Housing is a supported built form under this designation.

The JPARP also designates the majority of the lots within a two and a half block radius from 156th Street NW as Transit Oriented Housing in recognition of higher density supporting the future Valley Line West LRT along 156th Street NW.

LAND USE COMPATIBILITY

The site is within the Mature Neighborhood Overlay (MNO) which is designed to ensure that infill development, such as row housing, is sensitive to its surrounding context. The proposed development will be limited to a maximum height of 8.9 m (two and half storeys) and must provide an interior side setback of at least 7.5 m from the adjacent neighbor's property, though this could be reduced to 3 m at the discretion of the Development Officer, should adequate landscaping be provided to act as a privacy screen. Moreover, to further reduce conflicts with the adjacent neighborhood, no outdoor parking, garbage collection, outdoor amenity areas, or outdoor storage areas shall be developed within 3.0 m of the shared property line.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

Below is a summary of feedback received from residents and stakeholders throughout the rezoning process for this application. This includes comments received when the application's intent was to amend the JPARP and rezone to RF6 with the intent of developing stacked row housing, as well as feedback on the revised application to rezone to RF5 with the intent of developing standard side-by-side row housing.

ADVANCE NOTICE (for the RF6 application) December 7, 2018	<ul style="list-style-type: none"> • Number of recipients: 105 • 10 responses received • Number of responses in support: 0 • Number of responses with concerns: 10 • A survey was also submitted by a respondent with 83 signatures of non-support • Common comments included: <ul style="list-style-type: none"> o redevelopment of this site should follow the ARP o parking and traffic concerns o vehicular safety concerns o infrastructure capacity concerns o the proposed building is too tall o the site should be redeveloped for single detached housing only
PUBLIC MEETING (for the RF6 application) February 14, 2019	<ul style="list-style-type: none"> • Number of attendees: 42 • Number of feedback forms in support: 3 • Number of feedback forms with concerns: 12 • Common comments included: <ul style="list-style-type: none"> o redevelopment of this site should follow the ARP o parking and traffic concerns o infrastructure capacity concerns o the proposed building is too tall o the site should be redeveloped for single detached housing only
WEBPAGE	<ul style="list-style-type: none"> • edmonton.ca/glenwood

Following the revision to the application, City Planning sent out a new advanced notice to notify surrounding landowners and stakeholders of the change to the application. In addition to this,

an email was sent by City staff to those who had provided their emails throughout the engagement process providing additional information on the revision to the application; notably, that the proposed rezoning was now following direction the JPARP. This email was sent to approximately 12 people. Despite this, some residents still provided feedback of non-support, which is summarized as follows:

- the site should be redeveloped for single detached housing only;
- parking and traffic concerns; and
- infrastructure capacity concerns.

CONCLUSION

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

APPENDICES

- 1 "What We Heard" Public Engagement Report
- 2 Application Summary

WHAT WE HEARD REPORT

Glenwood RF6 Rezoning & Plan Amendment Application (LDA18-0672)

Note: Following the Public Engagement Session, the application was revised to conform to the Jasper Place Area Redevelopment Plan (ARP). The application now proposes to rezone the property to (RF5) Row Housing Zone and the associated amendment to the Jasper Place ARP has been withdrawn.

PROJECT ADDRESS: 9640 - 158 Street NW

- PROJECT DESCRIPTION:**
- Amendment to the Jasper Place Area Redevelopment Plan (ARP)
 - Rezoning from (RF1) Single Detached Residential Zone to (RF6) Medium Density Multiple Family Zone to allow for the development of Stacked Row Housing

TYPE OF ENGAGEMENT	DATE	RESPONSES/ # OF ATTENDEES
Advanced Notification	December 7, 2018	10 emails of non-support
Public Engagement Drop-in (City led)	January 22, 2019	42 attendees

ABOUT THIS REPORT

The information in this report includes responses to the application notification and feedback gathered during the February 14, 2019 Public Engagement Drop-in. If/when the proposed rezoning and plan amendment advances to a Public Hearing, this report will be included in the information provided to City Council.

MEETING FORMAT

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

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Participants were invited to share their feedback on a “Graffiti wall” by offering general feedback as well as by answering four questions:

- What you like about this application?
- What do you not like about this application?
- What would you like Council to know before they make a decision?

In addition to the comment on the “Graffiti wall”, we also received 15 forms with written comments. The comments we received are summarized by main themes below.

WHAT WE HEARD

The concerns heard were:

- **Parking and Traffic:** The proposed development will generate more traffic and parking in what some respondents described as an already congested area.
- **Infrastructure Capacity:** The proposed development could create issues for the sewer and water services due to the increase in the density.
- **Tax Increase:** The proposed development would end up increasing surrounding landowner's property taxes, which some respondents described as being unwanted.
- **ARP Amendment:** The proposed development would require an amendment to the ARP which was only adopted by City Council in 2015. It should not be amended.
- **Built Form:** The proposed development is too tall and out of character with the rest of the neighborhood.
- **Density:** The proposed development is too dense.
- **Single Detached Housing:** Redevelopment of this site should be limited to single detached housing only.
- **Location:** The proposed development should not be on the interior of the neighborhood. Rather, this type of development is better suited to the edge of the neighborhood, along 156 Street NW.
- **Precedence:** The proposed development would set a precedent for similar developments to be approved in the future.

The comments of support heard were:

- **New Neighbours:** The proposed development would bring more people into the neighborhood, particularly families.

- **Older Housing Stock:** Housing stock in the area is getting older and infill development is bringing a fresh look to the neighborhood.
 - **Growing Population:** The proposed development will help house the city's growing population.
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If you have questions about this application, please contact:

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APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw(s):	18853
Date of Application Acceptance	November 22, 2018
Location:	The corner of 97 Avenue NW and 158 Street NW
Address(es):	9640 - 158 Street NW
Legal Description(s):	Lots 5 and 6, Block 5B, Plan 3081HW
Site Area:	1370 m2
Neighbourhood:	Glenwood
Notified Community Organization(s):	Glenwood Community League and the West Edmonton Communities Council
Applicant:	Green Space Alliance

PLANNING FRAMEWORK

Current Zone and Overlay:	(RF1) Single Detached Residential Zone (MNO) Mature Neighborhood Overlay
Proposed Zone and Overlay:	(RF5) Row Housing Zone (MNO) Mature Neighborhood Overlay
Plan in Effect:	Jasper Place Area Redevelopment Plan
Historic Status:	N/A

Written By:
Approved By:
Branch:
Section:

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Tim Ford
City Planning
Planning Coordination