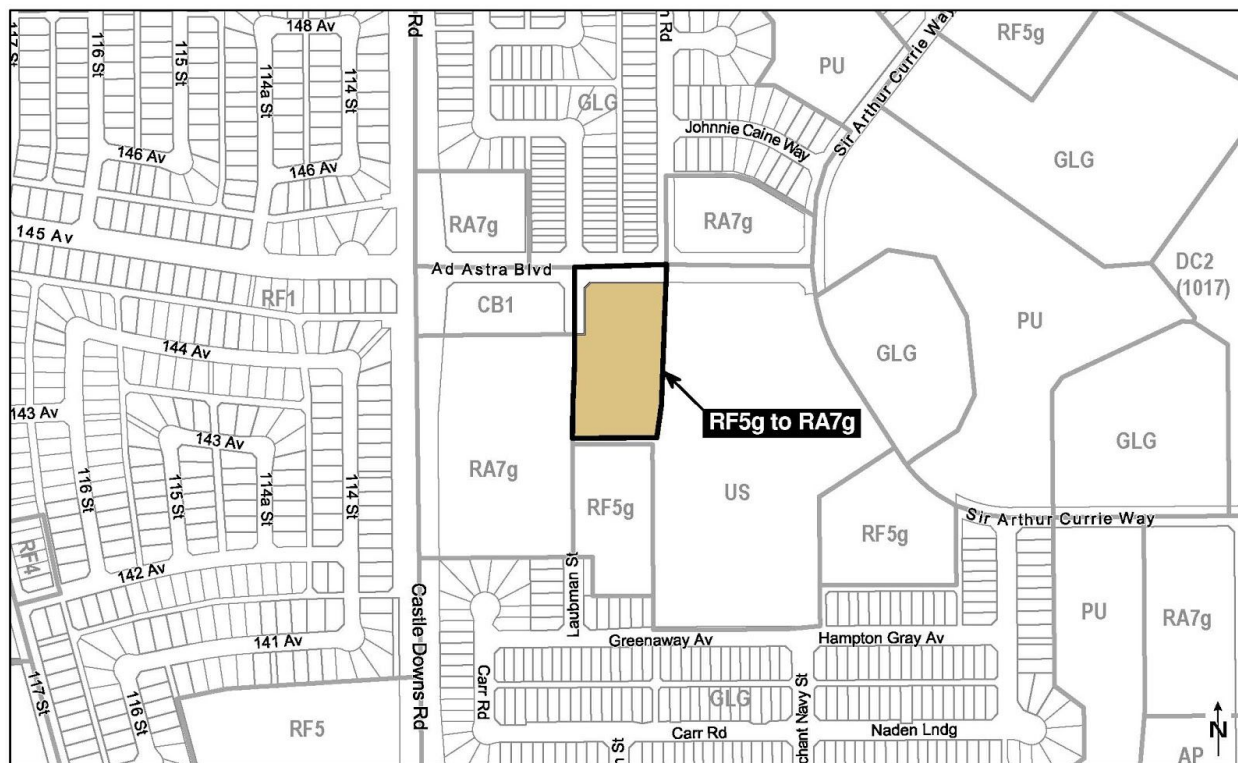




ADMINISTRATION REPORT **REZONING** GRIESBACH

A portion of 10555 - 153 Avenue NW

To allow for low-rise apartment housing.



Recommendation: That Charter Bylaw 19646 to amend the Zoning Bylaw from (RF5g) Griesbach Row Housing Zone to (RA7g) Griesbach Low Rise Apartment Zone be APPROVED.

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

- will contribute towards residential densification;
- will utilize land and infrastructure efficiently and is within 400 metres of a future LRT station;
- is compatible with the existing and proposed development in the area; and
- conforms to the Griesbach Neighbourhood Area Structure Plan.

Report Summary

This application was submitted by Scheffer Andrew Ltd. on January 14, 2021 on behalf of the Canada Lands Corporation. The application proposes to rezone a parcel of land in the central-western area of Griesbach Medium Density Residential area from the existing (RF5g) Griesbach Row Housing Zone to (RA7g) Griesbach Low Rise Apartment Zone. The proposed RA7g Zone allows for a variety of multi-unit housing forms, with a primary focus on low-rise apartment development.

The proposal is in alignment with the applicable policies of the City Plan by aligning with the goals and policies to accommodate future growth for an additional 1.25 million population within Edmonton's existing boundaries. The rezoning provides increased density, variety in housing in proximity to a future LRT station, and promotes compact development in line with the City Plan.

The plan in effect is the Griesbach Neighbourhood Area Structure Plan (NASP), which designates the site for Medium Density Residential, including low-rise apartment buildings.

The Application

CHARTER BYLAW 19646 proposes to rezone the subject area by changing the zoning from (RF5g) Griesbach Row Housing Zone to (RA7g) Griesbach Low Rise Apartment Zone. The proposed RA7g Zone would allow for an 18 metre high (approximately four storey) residential building in the form of multi-unit housing with limited commercial opportunities at the ground level, such as Health Services, Convenience Retail Stores and Specialty Food Services.

Charter Bylaw 19646 conforms to the Griesbach NASP, which designates the site for Medium Density Residential. The Charter Bylaw also proposes to amend Appendix I of Section 940 of the Zoning Bylaw (Special Area Griesbach).

Site and Surrounding Area

The site is south of Ad Astra Boulevard NW within the central-western portion of Griesbach neighbourhood. The site to the west is developed with a retail building and there are developed row housing units to the north of Ad Astra Boulevard. There is also a low-rise apartment building under construction northwest of the application area. The other sites surrounding the rezoning area are vacant.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (RF5g) Griesbach Row Housing Zone 	<ul style="list-style-type: none"> • Vacant/undeveloped land
CONTEXT		
North	<ul style="list-style-type: none"> • (GLG) Griesbach Low Density Residential with Garden Suites Zone • (RA7g) Griesbach Low Rise Apartment Zone 	<ul style="list-style-type: none"> • Developed four-unit row housing (Multi-unit Housing) area • Low-rise apartment building under construction and vacant land
East	<ul style="list-style-type: none"> • (US) Urban Services Zone 	<ul style="list-style-type: none"> • Vacant/undeveloped land
South	<ul style="list-style-type: none"> • (RF5g) Griesbach Row Housing Zone 	<ul style="list-style-type: none"> • Vacant/undeveloped land
West	<ul style="list-style-type: none"> • (CB1) Low Intensity Business Zone • (RA7g) Griesbach Low Rise Apartment Zone 	<ul style="list-style-type: none"> • Commercial and retail building with day care • Vacant/undeveloped



AERIAL VIEW OF PROPOSED RA7g AREA

Planning Analysis

The proposed rezoning is compatible with surrounding area land uses, and conforms to the approved Griesbach Neighbourhood Area Structure Plan and City Plan.

LAND USE COMPATIBILITY

Charter Bylaw 19646 represents an increase of potential density and development opportunity from the existing RF5g zone that allows for multi-unit housing in the form of row housing to RA7g that would allow for multi-unit housing in the form of low-rise apartment buildings.

The proposed rezoning is compatible with surrounding existing and proposed zoning and development. A mix of low and medium density residential surround the site in addition to the commercial site developed with retail and daycare use to the west and a School/Recreation area to the east.

RF5g and RA7g COMPARISON SUMMARY

Griesbach contains special area zoning that modifies common residential zones like RF5 and RA7 in Edmonton with appropriate land use regulations for the area in order to achieve the objectives of the Griesbach NASP. The table below compares the existing RF5g Zone and the proposed RA7g Zone for the subject area.

	RF5g Zone <i>Current</i>	RA7g Zone <i>Proposed</i>
Maximum Height	12.0 m	18.0 m
Maximum Floor Area Ratio (FAR)	Depends on lot size	2.3 to 2.5 with larger units
Density	Minimum: 35 du/ha Maximum: None	Minimum: 45 du/ha Maximum: None
Minimum Setbacks		
Side	2.0 m; and 3.0 m abutting a roadway	2.0 m in all cases and 4.0 m for four storeys; and 3.0 m abutting a roadway
Front	1.0 m	3.0 m
Rear	7.5 m and 5.5 m with a rear attached garage	7.5 m

PLANS IN EFFECT

The proposed rezoning conforms to the goals and objectives of the Griesbach Neighbourhood Area Structure Plan (NASP) which designates the subject site as Medium Density Residential. This designation allows for a "variety of medium density housing/high density residential forms" including stacked row housing and low-rise apartment buildings. The NASP further states that multiple-unit housing and apartments should be in locations with amenity and good access, and to locate multiple-unit housing at edges and focal points. The subject rezoning area is approximately 150 m away from the major arterial, Castle Downs Road and on the major collector road, Ad Astra Boulevard.

CITYPlan Alignment

The application is in alignment with the applicable policies of the City Plan by aligning with the goals and policies to accommodate future growth for an additional 1.25 million population within Edmonton's existing boundaries. To do this, anticipated residential growth in the developing areas will be guided by existing plan approvals for the 1 to 1.25 million population horizon.

One of the key policies of the City Plan is that Edmontonians have the ability to live locally, with access to diverse housing options in communities that support their daily needs. Charter Bylaw 19646 aligns with this policy by providing increased density and variety of housing in proximity to mass transit and a future LRT station.

APPLICABLE GUIDELINES

Transit Oriented Development Guidelines

The subject site is approximately 160 m of a future at-grade LRT station, as part of the Metro Line NW LRT Extension, located on the east side of Castle Downs Road NW and 145 Avenue NW, which is west of Ad Astra Boulevard. The future LRT station is identified as a New Neighbourhood Station in the Transit Oriented Development (TOD) Guidelines and the guidelines should be considered at the time of detailed site planning.

Technical Review

Transportation

Transportation has reviewed this application and provides the following advisements. The applicant will be required to construct the following improvements when developing the site in the future:

- Laubman Street to an enhanced local roadway
- Shared use path on the west side of the future school site
- Concrete walkway with lighting and bollards with connections to adjacent paths
- Zebra marked crosswalk with curb ramps and pedestrian signage

Drainage

Drainage has reviewed this Charter Bylaw and advises that permanent sanitary and stormwater servicing is available from the sewers along Ad Astra Boulevard and Laubman Street NW.

EPCOR Water

EPCOR Water supports this Charter Bylaw and advises that water servicing to the site is available by connecting to existing water mains adjacent to the site on Laubman Street south of Ad Astra Boulevard and north of Greenway Avenue NW.

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

Community Engagement

ADVANCE NOTICE January 22, 2021	<ul style="list-style-type: none"> • Number of recipients: 46 • No responses received: 4 • Number of responses with questions: 1 • Number of responses with concerns: 3 • Common comments included: <ul style="list-style-type: none"> ○ Preference for row housing instead of low-rise apartment housing for the area ○ There are already low-rise apartment areas in the vicinity ○ Will change the appearance and character of neighbourhood ○ Concerns with density ○ Concerns with RA7g zoning for a site to the west of Newson Road and northwest of the application area
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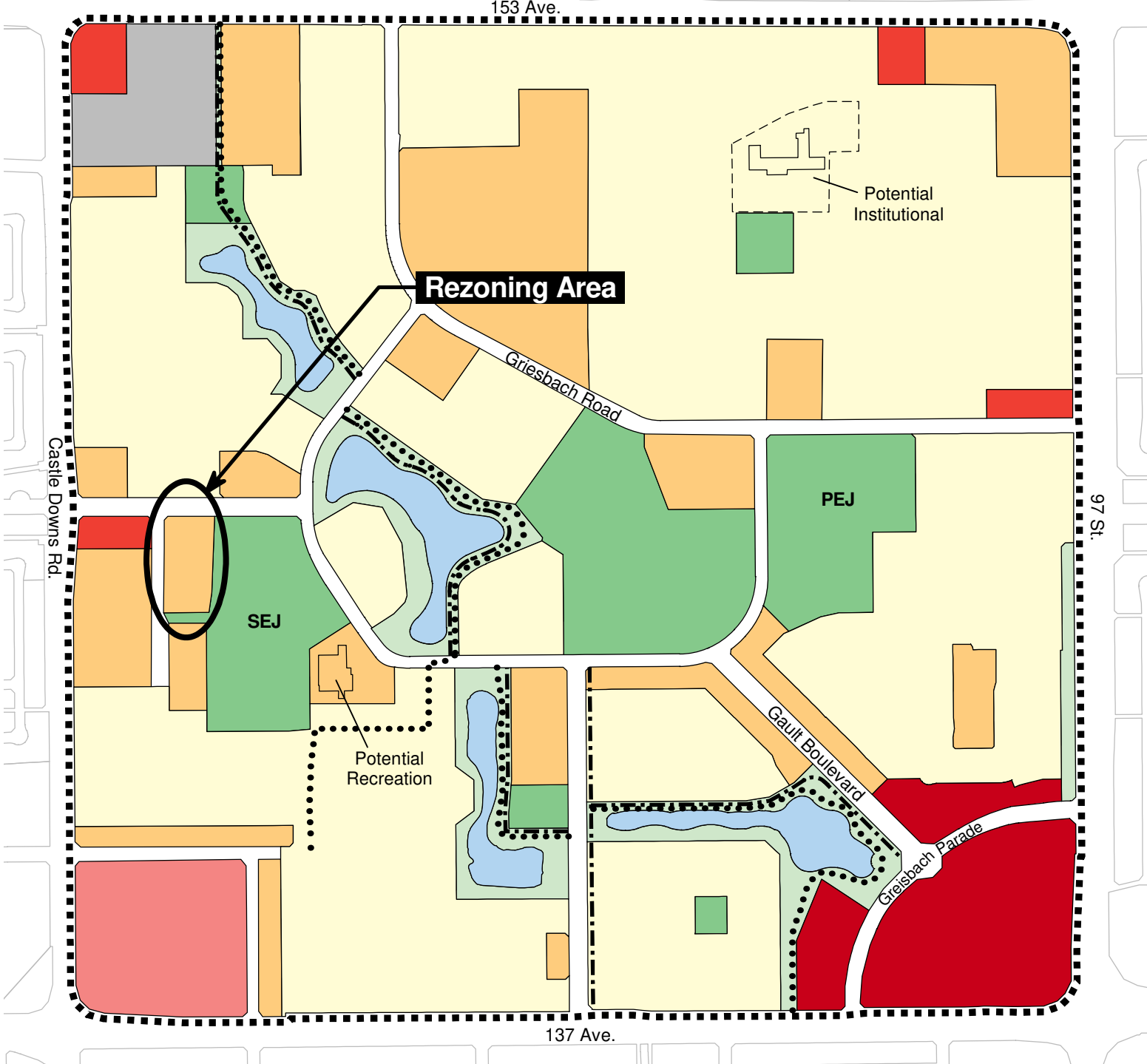
	<ul style="list-style-type: none"> o Will leave this part of Griesbach crowded and compromise the aesthetic that the rest of the neighbourhood maintains o Higher-density building will affect quiet enjoyment of area in comparison with row housing with greater disruption during construction and afterwards o Concerns with parking in area o Street parking and traffic are contentious already and adding more density will add pressure on roads and increase traffic volumes with more frequent occurrences of speeding and not obeying traffic signs o Bought their home on expectation from builder and developer plans to develop low-density housing on the site o Questions about surrounding area development intent o The rezoning for the site is fine
PUBLIC ENGAGEMENT SESSION	<ul style="list-style-type: none"> • Not held
WEBPAGE	<ul style="list-style-type: none"> • edmonton.ca/griesbachplanningapplications

Conclusion

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

APPENDICES












- 1 Context Plan Map
- 2 Application Summary



**BYLAW 17228
APPROVED
GRIESBACH**

Neighbourhood Area Structure Plan
(as amended)



- | | | | |
|---|--|---|----------------------------|
|  | Low Density Residential with Minor Row Housing |  | Schools / Recreation |
|  | Medium Density Residential |  | Waterway / Open Space |
|  | Local Commercial |  | Pedestrian Route |
|  | Village Centre |  | Multi-use Route |
|  | Mixed Use |  | Boundary of Griesbach NASP |
|  | Aging-in-Place Campus | | |

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.

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19646
Location:	South of Ad Astra Boulevard NW and east of Castle Downs Road NW (and east of future Laubman Street NW)
Address:	A portion of 10555 - 153 Avenue NW
Legal Description:	A portion of SW-29-53-24-4 and NW-29-53-24-4
Site Area:	Proposed RA7g: 1.5 ha Titled lot: 43.3 ha
Neighbourhood:	Griesbach
Notified Community Organization:	Griesbach Community League, Castle Downs Recreation Society Area Council
Applicant:	Aime Stewart, Scheffer Andrew

PLANNING FRAMEWORK

Current Zone and Overlay:	(RF5g) Griesbach Row Housing Zone
Proposed Zone:	(RA7g) Griesbach Low Rise Apartment Zone
Plan in Effect:	Griesbach Neighbourhood Area Structure Plan
Historic Status:	N/A

Written By:	Kenan Handzic
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination