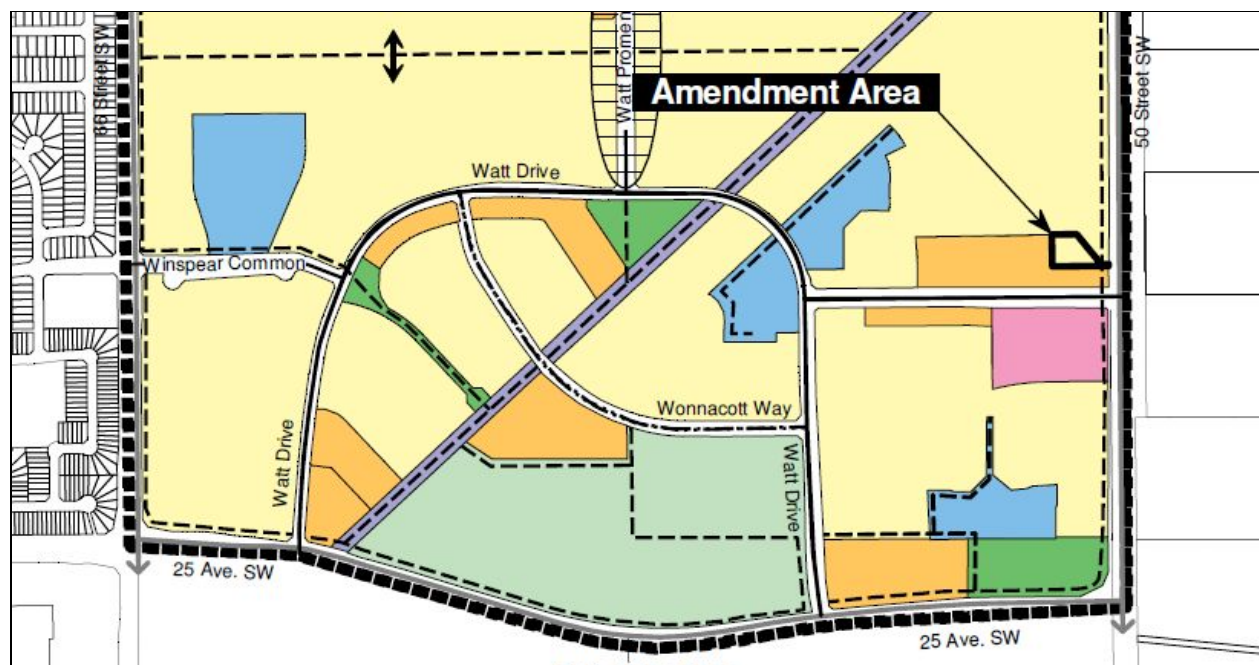




ADMINISTRATION REPORT REZONING, PLAN AMENDMENT WALKER

2110 - 50 STREET SW

To allow for Row Housing and a range of low density housing



Recommendation: That Bylaw 19368 to amend the Walker Neighbourhood Structure Plan and Charter Bylaw 19369 to amend the Zoning Bylaw from (RF5) Row Housing Zone to (DC2) Site Specific Development Control Provision and (RLD) Residential Low Density Zone be **APPROVED**.

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

- the proposed rezoning is compatible with surrounding land uses;
- the amendment does not result in a change to the residential density of the neighbourhood; and
- the proposal facilitates the development of a range of housing forms in the Walker neighbourhood.

Report Summary

This land use amendment application was accepted from Mike Vivian (Stantec) on December 1, 2020 on behalf of Anthem United. This application proposes to amend the Walker Neighbourhood Structure Plan (NSP) to redesignate a portion of land from Medium Density Residential to Low Density Residential. The Low Density Residential amendment area is proposed to be rezoned from (RF5) Row Housing Zone to (RLD) Residential Low Density Zone to allow for a range of low density residential uses and built-forms. The remaining western portion of the site is proposed to be rezoned from RF5 to (DC2) Site Specific Development Control Provision to allow for Multi-unit Housing in the form of Row Housing with reduced Site area, Site width, and landscaping, and increased Height and Site coverage.

The proposal is in alignment with the City Plan (MDP) by facilitating the development of residential uses in the Walker neighbourhood and allowing the Southeast District to accommodate future growth to a population of 1.25 million within Edmonton's existing boundaries.

The Application

1. **BYLAW 19638** proposes to amend the Walker Neighbourhood Structure Plan to re-designate approximately 0.38 ha of land designated for Medium Density Residential to Low Density Residential in the southeast portion of the Neighbourhood Structure Plan. The Low Density Residential amendment area is proposed to be rezoned from RF5 to RMD with Charter Bylaw 19639 to support a broad range of low density housing forms. Changes are proposed to the relevant maps, figures, and statistics in the NSP to reflect the proposed amendment. The NSP's approved density of 35 dwelling units per net residential hectare will remain unchanged.
2. **CHARTER BYLAW 19639** proposes to rezone the site from (RF5) Row Housing Zone to (DC2) Site Specific Development Control Provision and (RLD) Residential Low Density Zone. The proposed DC2 zone will allow for Multi-unit Housing in the form of Row Housing with reduced Site area, Site width, and landscaping, and increased Height and Site coverage. The proposed RLD zone will allow for a range of low density housing forms.

Site and Surrounding Area

The subject site is approximately 0.78 ha in size and is undeveloped. It is located west of 50 Street SW and north of 22 Avenue SW in the southeast corner of the Walker neighbourhood.



AERIAL VIEW OF APPLICATION AREA

| | EXISTING ZONING | CURRENT USE |
|---------------------|--|--|
| SUBJECT SITE | • (RF5) Row Housing Zone | • Undeveloped land |
| CONTEXT | | |
| North | <ul style="list-style-type: none"> • (RF4) Semi-detached Residential Zone • (RPL) Planned Lot Residential Zone | <ul style="list-style-type: none"> • Semi-detached Housing, Undeveloped land • Single Detached Housing |
| East | <ul style="list-style-type: none"> • (DC1) Single Detached Residential Zone | <ul style="list-style-type: none"> • Single Detached Housing, Undeveloped land |
| South | <ul style="list-style-type: none"> • (RF5) Row Housing Zone | <ul style="list-style-type: none"> • Row Housing |
| West | <ul style="list-style-type: none"> • (RSL) Residential Small Lot Zone | <ul style="list-style-type: none"> • Single Detached Housing |

Planning Analysis

The subject land is located in the southeast portion of the Walker neighbourhood. The area that is proposed to be rezoned to DC2 will allow for the development of Row Housing. This conforms to the Walker Neighbourhood Structure Plan (NSP) which designates the site for Medium Density Residential uses, and meets Objective 4.1.1 of the NSP which encourages a variety of housing forms and options. In comparison to the (RF5) Row Housing Zone, the (DC2) Provision would allow for a decrease in minimum Site area, Site Width, and landscaping, as well as an increase to allowed Height and Site coverage. The table below provides a comparison between the proposed (DC2) Provision and the (RF5) Zone.

| Zoning Bylaw Regulation | RF5 Zone | Proposed DC2 |
|--------------------------------|--------------------|---------------------|
| Height maximum | 10 m | 13 m |
| Site Coverage maximum | 50% | 55% |
| Minimum site area | 125 m ² | 106 m ² |
| Minimum lot width | 5.0 m | 4.2 m |
| Minimum site depth | 30.0 m | 30.0 m |
| Minimum rear Setback | 5.5 m | 5.5 m |

The area that is proposed to be rezoned to RLD is submitted in conjunction with a plan amendment to the Walker NSP to redesignate approximately 0.38 ha of land designated for Medium Density Residential to Low Density Residential. The RLD zone allows for a range of low density residential housing and built forms. The NSP's approved density of 35 dwelling units per net residential hectare will remain unchanged as a result of the proposed amendment.

City Plan Alignment

The proposed rezoning will facilitate residential development within a redeveloping area (as defined in the City Plan) providing housing for the City's first anticipated population growth from 1-1.25 million people.

Technical Review

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

Community Engagement

| | |
|---|---|
| ADVANCE NOTICE January 28, 2021 | <ul style="list-style-type: none"> • Number of recipients: 3,914 • No responses |
| WEBPAGE | <ul style="list-style-type: none"> • edmonton.ca/walkerplanningapplications |

Conclusion

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

APPENDICES

- 1 Approved Walker NSP Land Use and Population Statistics – Bylaw 19202
- 2 Proposed Walker NSP Land Use and Population Statistics – Bylaw 19638
- 3 Approved Walker NSP Map – Bylaw 19202
- 4 Proposed Walker NSP Map – Bylaw 19638
- 5 Application Summary

BYLAW 19202

**WALKER NEIGHBOURHOOD STRUCTURE PLAN
APPROVED LAND USE AND POPULATION STATISTICS**

| | Area (ha) | % of GDA |
|-----------------------------------|---------------|---------------|
| Gross Area | 283.05 | |
| Arterial Roadways | 10.01 | |
| Pipeline Right-of Ways | 4.83 | |
| Gross Developable Area | 268.21 | 100.00 |
| Community Commercial | 18.85 | 5.9 |
| Neighbourhood Commercial | 2.24 | 0.8 |
| Municipal Reserve Parks/School | 29.53 | 11.0 |
| District Park Campus | 18.36 | 6.8 |
| School/Park Site | 7.00 | 2.6 |
| Pocket Parks | 4.17 | 1.6 |
| Stormwater Management | 17.85 | 6.7 |
| Transit Centre | 1.24 | 0.5 |
| Park and Ride Facility | 4.19 | 1.6 |
| Circulation | 40.85 | 15.2 |
| Total Non-Residential Area | 111.75 | 41.7 |
| Net Residential Area | 156.46 | 58.3 |

| | Area (ha) | Units/ha | Units | % of Total Units | People / Unit | Population |
|----------------------------|---------------|----------|-------------|------------------|---------------|--------------|
| Low Density Residential | 120.42 | 25 | 3011 | 55.4 | 2.8 | 8429 |
| Medium Density Residential | | | | | | |
| Row Housing | 21.57 | 45 | 971 | 17.9 | 2.8 | 2718 |
| Low Rise | 13.39 | 90 | 1205 | 21.9 | 1.8 | 2169 |
| High Density | 1.08 | 225 | 243 | 4.4 | 1.5 | 365 |
| Total Residential | 156.46 | | 5430 | 99.6 | | 13681 |

Population per Net Hectare (ppnha): 87
Units Per Net Residential Density: 35
LDR/MDR/HDR Ratio: 55 / 40 / 4

Student Generation Statistics

| Level | Public | Separate | Total |
|--------------|-------------|------------|-------------|
| Elementary | 513 | 257 | 770 |
| Junior | 257 | 128 | 385 |
| Senior | 257 | 128 | 385 |
| Total | 1027 | 513 | 1540 |

BYLAW 19638

**WALKER NEIGHBOURHOOD STRUCTURE PLAN
PROPOSED LAND USE AND POPULATION STATISTICS**

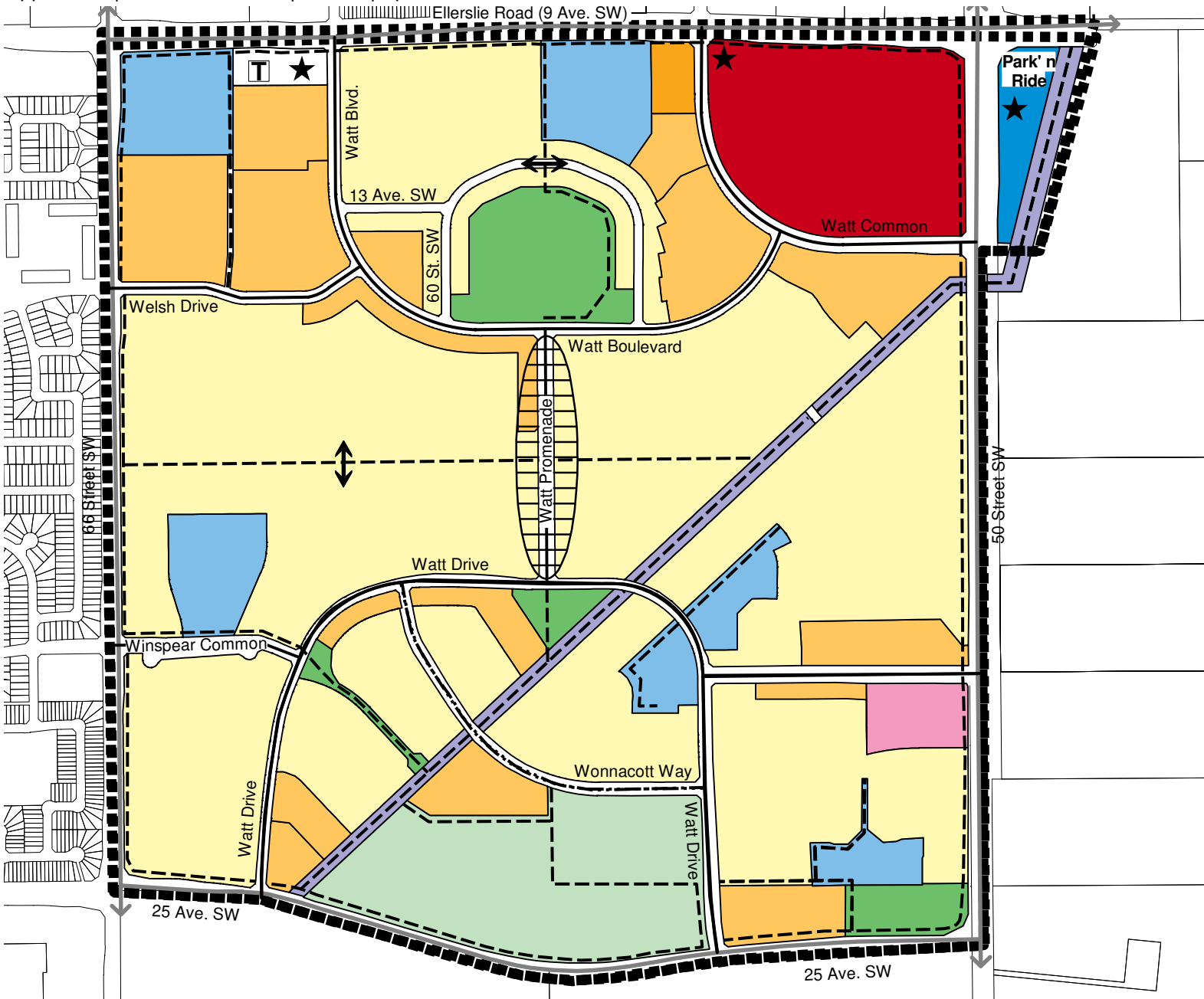
| | Area (ha) | % of GDA |
|-----------------------------------|---------------|---------------|
| Gross Area | 283.05 | |
| Arterial Roadways | 10.01 | |
| Pipeline Right-of Ways | 4.83 | |
| Gross Developable Area | 268.21 | 100.00 |
| Community Commercial | 18.85 | 5.9 |
| Neighbourhood Commercial | 2.24 | 0.8 |
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| School/Park Site | 7.00 | 2.6 |
| Pocket Parks | 4.17 | 1.6 |
| Stormwater Management | 17.85 | 6.7 |
| Transit Centre | 1.24 | 0.5 |
| Park and Ride Facility | 4.19 | 1.6 |
| Circulation | 40.85 | 15.2 |
| Total Non-Residential Area | 111.75 | 41.7 |
| Net Residential Area | 156.46 | 58.3 |

| | Area (ha) | Units/ha | Units | % of Total Units | People / Unit | Population |
|----------------------------|---------------|----------|-------------|------------------|---------------|--------------|
| Low Density Residential | 120.73 | 25 | 3018 | 55.7 | 2.8 | 8451 |
| Medium Density Residential | | | | | | |
| Row Housing | 21.26 | 45 | 957 | 17.6 | 2.8 | 2679 |
| Low Rise | 13.39 | 90 | 1205 | 22.2 | 1.8 | 2169 |
| High Density | 1.08 | 225 | 243 | 4.5 | 1.5 | 365 |
| Total Residential | 156.46 | | 5423 | 100.0% | | 13664 |



















Population per Net Hectare (ppnha): 87
Units Per Net Residential Density: 35
LDR/MDR/HDR Ratio: 55 / 40 / 4

Student Generation Statistics

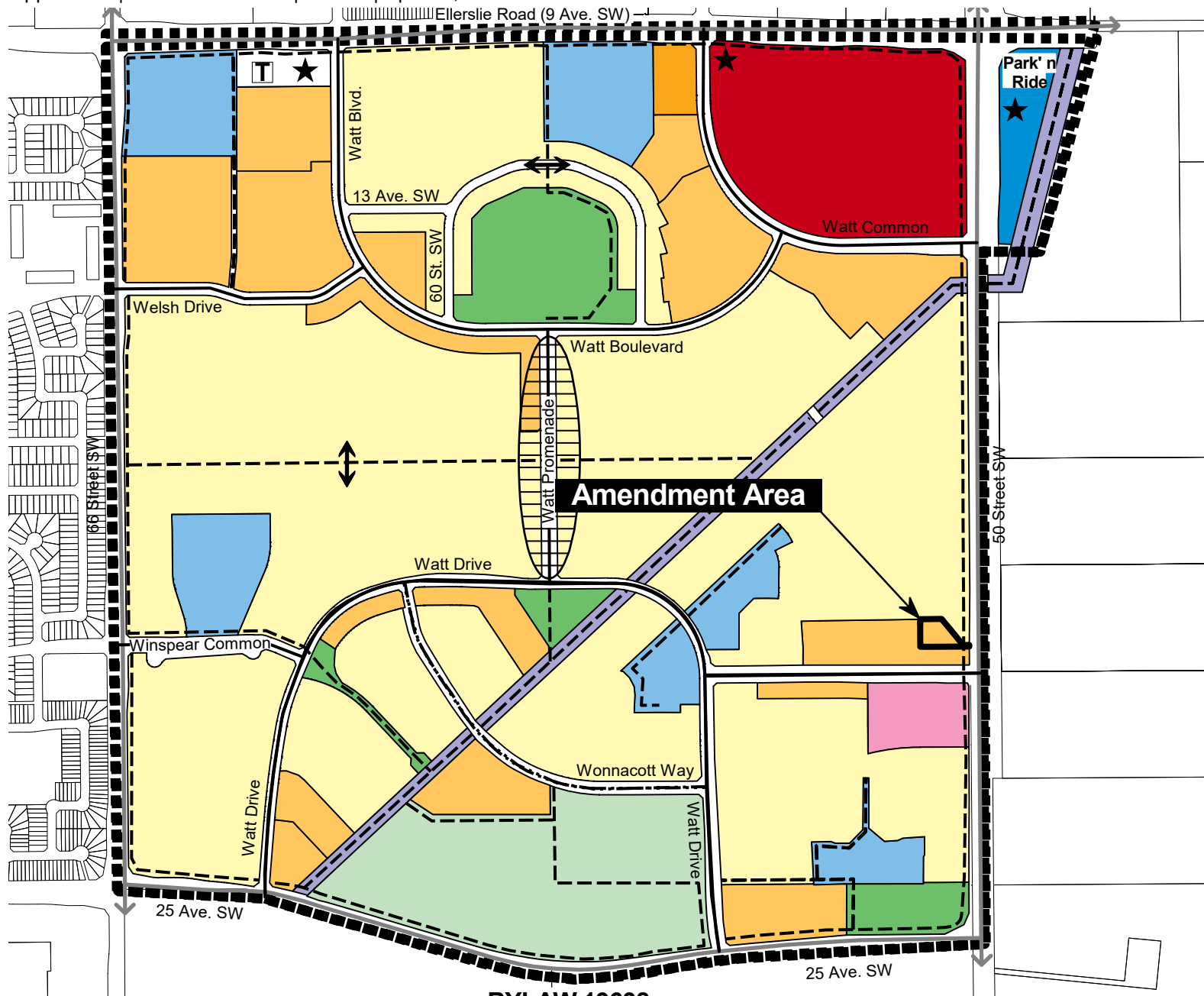
| Level | Public | Separate | Total |
|--------------|-------------|------------|-------------|
| Elementary | 513 | 257 | 770 |
| Junior | 257 | 128 | 385 |
| Senior | 257 | 128 | 385 |
| Total | 1027 | 513 | 1540 |



**BYLAW 19202
WALKER**
Neighbourhood Structure Plan
(as amended)



| | | | |
|---|--------------------------------|---|--------------------------------|
|  | Low Density Residential |  | Park 'n Ride Site |
|  | Medium Density Residential |  | Enhanced Pedestrian Connection |
|  | High Density Residential |  | Multi-Use Trail |
|  | Community Commercial |  | Transit Centre |
|  | Neighbourhood Commercial |  | Future HST Stop |
|  | District Park Campus |  | Collector Roadway |
|  | School / Park |  | Minor Collector (Non-Transit) |
|  | Stormwater Management Facility |  | Arterial Roadway |
|  | Pipeline Right-of-Way |  | NSP Boundary |

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.



BYLAW 19638 AMENDMENT TO WALKER

Neighbourhood Structure Plan (as amended)

| | | | |
|---|--------------------------------|---|--------------------------------|
|  | Low Density Residential |  | Park 'n Ride Site |
|  | Medium Density Residential |  | Enhanced Pedestrian Connection |
|  | High Density Residential |  | Multi-Use Trail |
|  | Community Commercial |  | Transit Centre |
|  | Neighbourhood Commercial |  | Future HST Stop |
|  | District Park Campus |  | Collector Roadway |
|  | School / Park |  | Minor Collector (Non-Transit) |
|  | Stormwater Management Facility |  | Arterial Roadway |
|  | Pipeline Right-of-Way |  | NSP Boundary |
| | |  | Amendment Area |

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: | Plan Amendment Rezoning |
| Bylaw: | 19638 |
| Charter Bylaw: | 19639 |
| Location: | North of 25 Avenue SW and west of 50 Street SW |
| Address: | 2110 - 50 Street SW |
| Legal Description: | portions of SE-23-51-24-4 |
| Site Area: | 0.78 ha |
| Neighbourhood: | Walker |
| Notified Community Organization: | Summerside Community League |
| Applicant: | Mike Vivian; Stantec |

PLANNING FRAMEWORK

| | |
|------------------|---|
| Current Zone: | (RF5) Row Housing Zone |
| Proposed Zones: | (DC2) Site Specific Development Control Provision (RLD) Residential Low Density Zone |
| Plans in Effect: | Walker Neighbourhood Structure Plan (NSP) Southeast Area Structure Plan (ASP) |
| Historic Status: | None |

| | |
|--------------|-----------------------|
| Written By: | Sean Conway |
| Approved By: | Tim Ford |
| Branch: | Development Services |
| Section: | Planning Coordination |