

August 12, 2024

Claire St. Aubin
Senior Planner, Planning Coordination
Development Services Urban Form and Corporate Strategic Development
City of Edmonton
6th Floor Edmonton Tower
10111-104 Avenue NW, Edmonton, AB T5J 0J4

Re: Application to rezone the property at 9502, 9512, 9518 153 Street NW, West Jasper Place Neighborhood, from the current (DC2 920) Site Specific Direct Control Provision to the (RM) Medium Scale Residential Zone.

Dear Claire,

Green Space Alliance (GSA Consulting Inc.) has been retained by Mr. Rishi Ghai (the “Client”), owner of the three properties legally described as Lot 8 and Lot 9, Block 27, Plan 2611KS and Lot 7, Block 27, Plan 6530ET (the “Site”), to prepare and submit a rezoning application. The three properties are located at 9502, 9512 and 9518 153 Street NW, Edmonton, AB T5P2A1.

The following documents have been uploaded to the City’s application website:

1. This Cover Letter
2. Current Certificate of Titles for the subject Site
3. Rezoning Map identifying the subject Site.
4. Rezoning Application Checklist

Site Location

The Site comprises three lots in the West Jasper Park neighbourhood within the Nakota Isga Ward. The three lots are currently occupied by single detached residential dwellings with detached rear garages. Those structures were constructed in the 1940s-1950s. Collectively, the three lots make up a total area of approximately 2405.95 m² (0.59 acres).

The lots are located on the corner of 95 Avenue, a collector road, and 153 Street, a local road. The Site is surrounded by single-detached residential dwellings on the north, west and south sides. Across 153 Street to the east is Arthur Elliott Park and École Jean-Claude-Mahé.

Rezoning Rationale

Purpose

The Client wishes to rezone the Site from the (DC2) Site Specific Direct Control Provision to the (RM) Medium Scale Residential Zone and consolidate the three lots into one to accommodate the development of a mid-rise multi-unit residential building. The RM Zone would include the following modifiers:

- Building height (h) of 23.0m; and
- Floor Area Ratio (f) of 3.0.

Existing Zone – (DC2) Site Specific Direct Control Provision

The Site is currently zoned (DC2) Site Specific Direct Control Provision, which allows for residential development with small-scale commercial uses on the ground floor fronting onto 95 Avenue and family-oriented row housing fronting onto 153 Street. The DC2 Zone further encourages active streetscapes, pedestrian activity and development in scale with the surrounding residential neighbourhood.

The DC2 Zone is particularly restrictive in terms of its limited scope for residential building forms. The Zone is broken into two sections, 'Area A' and 'Area B'. Area A refers to the mixed-use portion of the Site that fronts onto 95 Avenue. While this portion of the Site does allow for some residential development above the first floor, residential uses are limited to Row Housing. Area B refers to the residential portion of the Site which fronts onto 153 Street. While this section of the Site is dedicated to residential development, it is also limited to Row Housing. In addition, the zone limits the total number of dwelling units for the Site to 10.

Proposed Zone – (RM h23) Medium Scale Residential Zone

The proposed (RM) Medium Scale Residential Zone allows for multi-unit residential development that may be arranged in a variety of configurations. With a height modifier of 23m, the Site could accommodate mid-rise residential development.

The proposed RM h23 Zone is more flexible than the current DC2 Zone in terms of the residential building form and density that can be achieved. With a height modifier of 23m and a Floor Area Ratio of 3.0, a Mid-Rise multi-unit residential building can be developed which would add to the density and diversity of housing available in the West Jasper Place neighbourhood.

Planning Framework

The City Plan

The proposed rezoning is in alignment with Section 2.2.1.6 of the City Plan, which plans to “enable ongoing residential infill to occur at a **variety of scales, densities, and designs within all parts of the residential area.**” The proposed rezoning is an opportunity to facilitate density at an appropriate scale in a neighbourhood which has predominantly seen infill occur only as skinny houses and duplexes (and to a limited extent as row housing).

The City Plan identifies the Site between the 156 Street and 149 Street Secondary Corridors. The City Plan identifies a Secondary Corridor as a “vibrant residential and commercial street that serves as a local destination for surrounding communities”. Both the 156 and 149 Street Secondary Corridors, as well as 95 Avenue, have major bus routes and frequent bus stops. In addition, the Valley Line LRT is currently being constructed on 156 Street with the approved Glenwood/Sherwood Stop located less than 350m from the Site. The proximity of the Site to these secondary corridors ensures that the Site would be well-served with both commercial amenities and transit.

By locating density in proximity to current and approved future transit opportunities, the proposed rezoning would contribute to achieving the City Plan's target for **"50% of trips [to be] made by transit and active transportation"**. In addition, the proposed multi-unit residential building form would contribute to the City Plan's target for **"50% of new units [to be] added through infill city-wide"**.

District Policy and Jasper Place District Plan:

The proposed rezoning is supported by key policies included in the District Policy, which together support Mid Rise development. In addition, the proposed rezoning aligns with the intent of the Urban Mix land use category, as defined in the District Policy.

Urban Mix Land Use Category:

The District Policy states the Urban Mix "consists primarily of **housing of all types ...**". The Mid-Rise building form and residential use proposed in this application align with this definition.

Mid Rise Development:

The proposed Mid Rise development form is supported by Policy 2.5.2.5 in combination with Policy 2.5.2.6.

Policy 2.5.2.5 in the District Policy supports low rise development for the Site. The policy reads as follows: **"Support Low Rise development** (residential, commercial or mixed-use) in locations **outside of Nodes and Corridors** that meet at least one of the following criteria: ..."

Of the criteria provided, the Site aligns with criteria 'a', given that the Site is at the edge of the West Jasper Place neighbourhood and fronts onto 95 Avenue, a collector roadway. In addition, the Site complies with criteria 'c', given that it is within 400m of the approved Glenwood/Sherwood LRT Stop on the Valley Line West and along 95 Avenue, a collector roadway.

Policy 2.5.2.6 supports "additional height" to the Low Rise development described in Policy 2.5.2.5. The additional height described under Policy 2.5.2.6 supports the proposed rezoning to the RM h23 Zone and Mid Rise development. The policy reads as follows: "Consider **additional height** in locations that meet at least two of the following criteria..."

Of the criteria provided, the Site is within 400m of the approved Glenwood/Sherwood Stop on the Valley Line West, along a collector road (95 Avenue), at a corner site, and is adjacent to a park or open space (Arthur Elliott Park).

Summation

A key objective of Edmonton's City Plan is to enable ongoing residential development to occur at several scales, densities, and designs within all residential areas to accommodate future growth to a population of 2 million within Edmonton's existing boundaries. Developments that support multi-unit housing opportunities play an important role in meeting this objective by increasing density and providing a greater diversity of housing types within mature neighbourhoods.



This application represents an opportunity to increase the density and diversity of housing types in an area which currently consists of predominantly low density residential development but is poised to be close to the amenities of the 156 and 149 Street Secondary Corridors and the connectivity of the Valley Line West.

A Mid Rise development is an appropriate scale for the Site, given the proximity of the Site to Secondary Corridors, its location on the edge of the West Jasper Place neighbourhood, its position on a corner lot across from an Open Space, and its proximity to planned and approved Mass Transit. The proposed Zone would contribute to maximizing the use of the transit and amenities of the area while helping to achieve key density and transit targets outlined in the City Plan.

Thank you for your time in considering this application. We will arrange for payment as soon as the invoice is prepared. In the meantime, should you have any questions or require further information, please do not hesitate to contact me at 780.860.3053 or email marcelo@greenspacealliance.com.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Marcelo Figueira', is written over a light blue rectangular background.

Marcelo Figueira, MEdes, RPP, MCIP
Associate Principal
GSA Consulting Inc.

Cc: Dnyanesh Deshpande, Principal, GSA Consulting Inc