

June 18, 2024

File Number: 2021-19

Direct Control Narrative - Granville Rezoning and Plan Amendments, Resubmission

Introduction

** Please note that this document predates the approval of Edmonton's new Zoning Bylaw (Charter Bylaw 20001). References to DC1 (Direct Development Control Provision) and DC2 (Site Specific Development Control Provision) should be understood as the Direct Control Zone under the new Zoning Bylaw. Similarly, references to current zones under Zoning Bylaw 12800 within this document should be interpreted as the new and equivalent zones.*

This document has been prepared by Clarity Development Advisory Inc. on behalf of Alldritt Land Corporation as an update to the previously delivered Direct Control Narrative for the Granville Rezoning and Plan Amendments. This update aims to present a revised justification that responds to City of Edmonton feedback and that more closely reflects the built form desired in The Grange Area Structure Plan and Granville Neighbourhood Structure Plan.

This updated application supports the continued development of residential and commercial land in Granville, Edmonton. To this end, this proposal accommodates the following:

1. Additional low-intensity commercial, office, and service uses adjacent to Winterburn Road NW, by expanding a Granville DC1 (Bylaw 15753) contiguously to the east to cover a small area next to the proposed multi-unit residential DC site and making appropriate text and mapping amendments to the DC1. This land is currently zoned RSM h12 (Small-Medium Scale Transition Residential Zone);
2. Additional commercial businesses such as low impact commercial and office activities adjacent to Winterburn Road NW, by rezoning a 2.11-hectare site, directly south of Glastonbury Boulevard, to CG (General Commercial Zone). These lands are currently zoned RM (Medium Scale Residential Zone) and RSF (Small Scale Flex Residential Zone); and
3. A planned site for multi-unit residential development, in up to two buildings with a maximum height of 23.0 metres. This requires rezoning a portion of 3131 Granville Drive NW, directly to the north of Glastonbury Boulevard NW and west of Granville Drive NW, from DC1 (Bylaw 15753) and RSM h12 (Small-Medium Scale Transition Residential Zone) to DC (Direct Control Zone).

In conjunction with the rezoning and plan amendments, during the process it will be required to subdivide the appropriate parcels to accommodate the proposed land use configuration.



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The inclusion of a medium-density residential site ensures that residential densities in the Grange ASP and Granville NSP are maintained or increased, even with some low and medium density residential lands converted to commercial. Accordingly, this proposal seeks to improve the efficiency of land use in the Granville neighbourhood.

To adopt the new DC2 and amend the DC1 as described, amendments to both the Granville NSP and Grange ASP, including maps, statistics tables, as well as text and policy changes are proposed in conjunction.

Site

Situated in west Edmonton, Granville is a planned residential neighbourhood of approximately 136 hectares, of which approximately 60 hectares are designated for residential development. Today, the developed areas of Granville primarily consist of low-density residential (LDR), in the form of single-detached dwellings, as seen with many neighbourhoods west of Anthony Henday Drive.

With proximity to Whitemud Drive and Anthony Henday Drive, Granville is appropriate for accommodating a range of residential densities and housing types to support the establishment and operation of neighbourhood facilities, commercial facilities, recreation facilities, and public transit. Additionally, the neighbourhood features green space and trails, two ponds, a school site, and commercial amenities throughout.

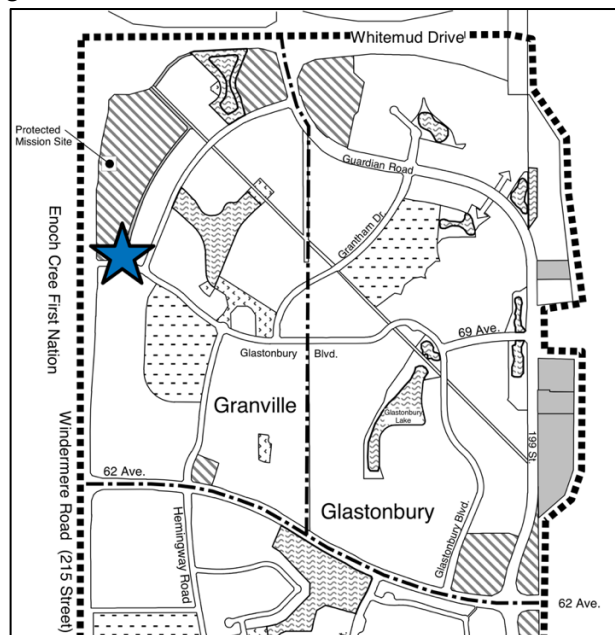


Figure 1: Approximate Site Location. For this application, the sites under consideration are located in the western part of the Grange area, adjacent to the western boundary of Edmonton. Nearby is Winterburn Road (215 Street) and Whitemud Drive.

The existing DC1 is located north of Glastonbury Boulevard and east of Winterburn Road. This zone allows for low-intensity commercial, office, and service uses that serve both the community and regional trade area. Over half of the existing DC1 site has already been developed and includes uses such as restaurants, veterinary services, personal service shops, rapid drive-through vehicle services, and specialty food services. This DC1 is proposed to be expanded contiguously to the east to cover a small area next to the proposed multi-unit residential DC2 site; this area is currently zoned RF5 and is intended for a low-intensity commercial development.

The proposed DC2 site is currently designated as RF5 (under Zoning Bylaw 12800) and is located on a portion of 3131 Granville Drive NW - Quadrant NW, Section 19, Township 52, Range 25. This site is at the northwestern corner of the Glastonbury Blvd/Granville Dr traffic circle. Abutting the site to the northeast are the rear lot lines of five RSL zoned parcels. To the west of the site will be the expanded DC1 area and across Granville Drive to the east is an undeveloped RF6 parcel. To the south, across Glastonbury Boulevard NW, is a proposed general commercial site.

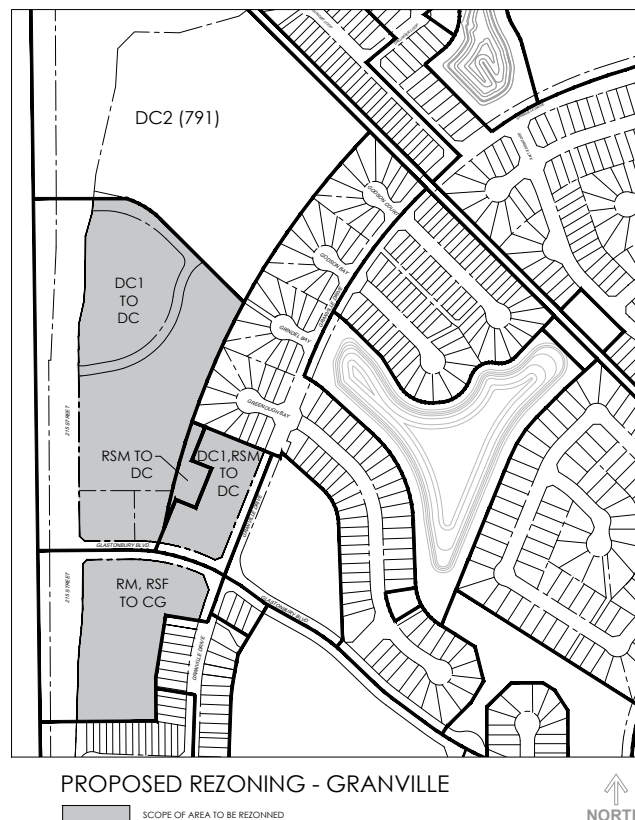


Figure 2: Rezoning Map. To allow for a natural integration between the existing commercial and proposed multifamily residential lot, areas will be rezoned to DC1 through the expansion of the existing DC1 (Bylaw 15753) commercial zoning from the north. To facilitate higher density residential, a corner parcel along Glastonbury Boulevard and Granville Drive will be rezoned to a new DC2 zone.

Project Description and Rationale

The proposed DC2 Provision would facilitate the development of up to two six-storey multi-unit residential buildings. These buildings are limited to 23.0 m in height, reflecting the RA8 Zone. Given the abundance of greenspace on site, the proposed maximum Floor Area Ratio is 1.9. Amenity Area will be provided as per Section 46 of Zoning Bylaw 12800, with a minimum of 7.5m² per dwelling. Part of this amenity area is intended to be captured by the on-site greenspaces, as seen in the site plan.

The proposed development regulations include minimum building setbacks of 18.0 m from the north, 6.0 m from the east, and 4.5m from both the south and west property line. This provides a natural integration between the commercial building and the internal access of the residential lot.

Additionally, parking will be available for residents and visitors through underground and surface-level parking, respectively. There are expected to be approximately 240 underground accessory parking stalls in addition to the 21 visitor surface parking stalls, both of which will be provided as per Section 54 of the Zoning Bylaw 12800.

DC1

The DC1 is currently approved by Council as Bylaw 15753 and is discussed in the overarching Granville NSP. Modifications to the DC1 will be required including, but not limited to, changing the area of application, appendix site plan, and language on berm and landscaping requirements such that the proposed multi-unit residential site can be effectively integrated with the commercial site.

DC2

To facilitate the project vision, a DC2 Site Specific Development Provision is considered appropriate for the proposed multifamily residential development in the context of the area. The DC2 proposal effectively designs the large site (0.97 ha) for additional residential density (up to 192 Dwellings) in up to two buildings, with appropriate siting, setbacks, and massing based on the lot shape and surrounding context.

The DC2 site abuts the DC1 commercial development to the northwest and provides pedestrian integration such that residents can easily access amenities and professional opportunities on the adjacent property.

To the northeast is the rear lot line of five existing RSL Zoned (Residential Small Lot Zone) single-family residential dwellings developed by Alldritt from which a minimum building setback of 18.0m is proposed

for the length of this property line. In addition to this setback, it is intended that over one-third of the length of this property line abuts a common outdoor amenity area.

For medium-rise multi-unit housing, conventional RA8 zoning requires a minimum Rear Setback of 7.5 m and a minimum Side Setback of 3.0 m for buildings over 10.0 m in Height. A DC2 is alternatively proposed given the intent to comprehensively design the large site for two buildings sharing an underground parkade and access, planned common outdoor amenity spaces, visitor parking, and alternative setbacks given site and area characteristics.

In the proposed DC2, buildings are setback by at least 4.5 m from property lines while other site features such as the drive aisle and parkade entries may be located within this setback. This largely relates to the west side of the site which will directly abut the new commercial development; it is accordingly understood that limited setback considerations are needed on this side of the property. This will also allow for a natural transition between the entrances of the commercial development and the internal access of the residential lot.

Additionally, the site to the east of the proposed multifamily residential development is currently zoned as RF6. The conventional zone of RF6 allows for the development of medium density multi-family housing such as stacked row housing up to 16.0m in height. The proposed DC2 would allow for a maximum height of 23.0m, only 7.0m or about two storeys greater than the RF6 site. Therefore, this proposal is appropriately situated in respect to the context area.

The proposed DC2 will contribute to the build-out of the Granville neighbourhood in a contextually sensitive manner, offering a land use that is not currently contemplated in the area that provides an increased range of housing options. The DC2 Zone will harmoniously integrate the two residential towers appropriately with nearby single-detached housing and commercial development. Overall, this proposal helps achieve greater housing variety in the Granville neighbourhood in which no higher density forms of housing currently exist. Equitable planning involves creating opportunities for housing choice for individuals and families with various needs at different stages of life and this proposal seeks to expand the diversity of individuals that live in the Granville neighbourhood.

+ Justification for Two 6-Storey Residential Buildings

Policy Support

- + The proposed development of two 6-storey residential buildings in the Granville neighbourhood is consistent with Edmonton's City Plan's objective of achieving greater housing variety. This development aligns with several relevant policies, including:

- a. Policy 1.3.3.4 Enable all districts to achieve more income-diverse neighbourhoods with a greater mix of land uses.
 - b. Policy 1.3.1.3 Provide diverse design and development in all neighbourhoods so that communities can continue to evolve over time.
 - c. Policy 2.3.1 Promote opportunities to accommodate growth through the compact development of new and existing neighbourhoods.
- + This proposal complies with Edmonton City Plan policies as it expands opportunities for midrise multi-unit housing buildings. This expansion addresses the needs of residents at various stages of life and offers a mix of housing options that can cater to different household sizes and income levels.
- + Although this area is not formally designated as a node or corridor, City Plan policy in no way impedes the development of a building of this scale on this site. Policy 1.3.3.4 calls for enabling all districts to achieve more income-diverse neighbourhoods with a greater mix of land uses, indicating that this proposal fits within the overall objective of the City Plan.

Additional Site Measures

- + The site plan of the two buildings was carefully considered and strategically positioned, located along the south and east side of the corner parcel, with front-facing entrances and urban design standards that integrate well with the neighbourhood's residential nature. This layout creates a sense of community and promotes walkability, while also ensuring that the buildings blend well with the surrounding built environment.
- + Furthermore, the setback of the proposed buildings, combined with the use of landscaping, will provide a significant buffer and transition from the 6-storey buildings to the residential parcels located north of the site. This approach ensures that the proposed buildings do not disrupt the existing neighbourhood and contribute to the area's overall character.

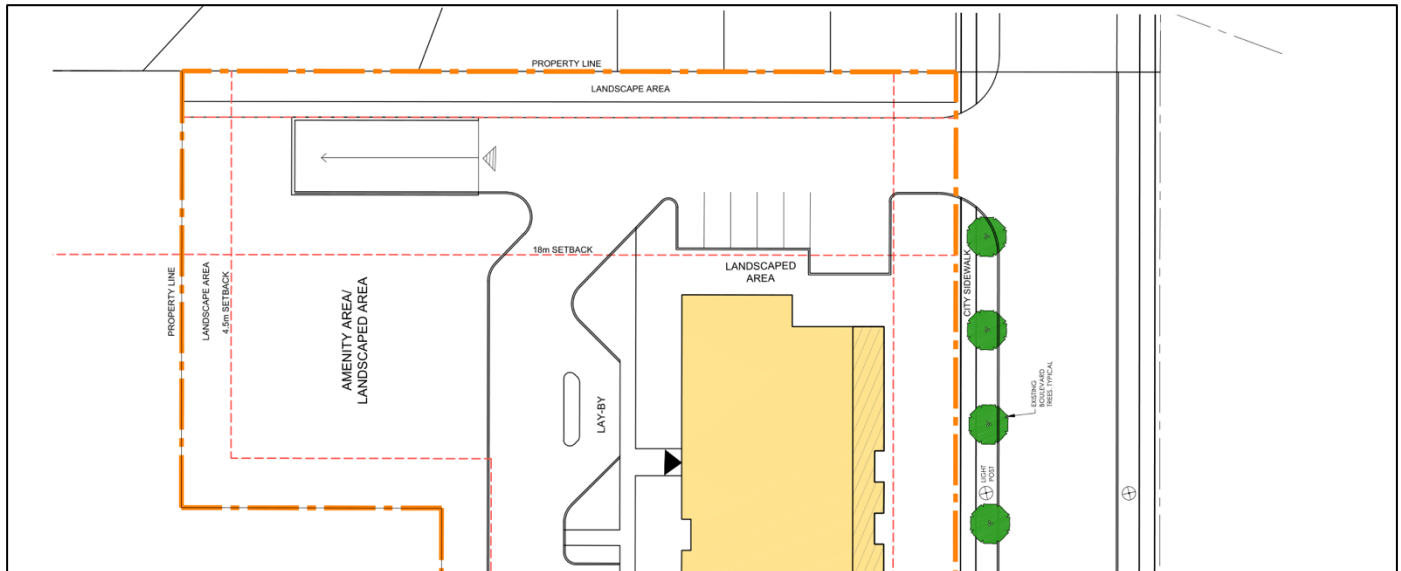


Figure 3: North Lot Line of Proposed DC2 Site. The 18 m Setback provides appropriate separation between the multi-unit housing and abutting single-family homes.

Policy Conformance

The City Plan

The City Plan (Charter Bylaw 20000) considers this site to be in a Developing Area with anticipated residential growth in the 1-1.25 million population horizon. Several City Plan policies call for compact, higher-density residential development, with a diversity of development typologies and housing options, and a greater mix of land uses. These include:

- **1.3.3.4** Enable all districts to achieve more income-diverse neighbourhoods with a greater mix of land uses.
- **1.3.1.3** Provide diverse design and development in all neighbourhoods so that communities can continue to evolve over time.
- **2.2.1** Promote compact, mixed use development within districts that supports equitable access to employment, education and amenities.
- **2.2.3.4** Enable the development and redevelopment of small commercial sites and centres to support mixed-use local nodes city-wide.
- **2.3.1** Promote opportunities to accommodate growth through the compact development of new and existing neighbourhoods.

Since the Granville neighbourhood currently consists of predominantly low-density residential development in the form of single-detached housing, the proposed DC2 zone supports greater diversity in both housing forms and sizes. This proposal consistently conforms with the above City Plan policies as amending the bylaw to expand opportunities for midrise multi-unit housing buildings provides for the needs of residents at various stages of life.

The Grange ASP

The Grange ASP (Bylaw 11749) details development objectives and principles for residential uses for each of the three neighbourhoods in the Grange area. The proposed DC2 aligns with the development principles found in the Grange ASP, including:

4.2.1 Residential Development Objectives & Principles

- Provide for residential development within the three neighbourhoods in The Grange to allow for a variety of housing forms and options consistent with consumer preferences and in conformance with municipal standards and policies.
- Establish sufficient overall residential densities within The Grange to support the efficient provision of educational facilities, recreational facilities and municipal services such as public transit.
- Orient higher density residential land uses toward the collector and/or arterial road system to provide easy access and, where appropriate, to provide a transitional land use between adjacent single family development and major roads and commercial uses.

4.2.2 Commercial Development Principles

- Provide for both neighbourhood convenience and shopping centre commercial development opportunities within The Grange to serve area residents.

Integrating medium-density residential uses into Granville will provide a greater variety of housing choices to meet the needs of people at all stages of life. The addition of multiple multi-unit residential buildings will ensure that the established residential densities outlined in the ASP are maintained (or increased). The increased density and intensification of this specific area will support the efficient movement of people to existing commercial sites, educational facilities and public transportation surrounding the lot.

Overall, this location is prime for medium-density residential development as it is located along collector roads, increasing the accessibility to transit routes, commercial uses, trails, natural areas, and parks and open spaces. Situated on the corner of Granville Dr. and Glastonbury Blvd., the mid-rise multifamily residential site appropriately acts as an entry point into the neighbourhood. Since a school facility is located southeast of this site, the proposed multifamily residential units will be suitable for providing a natural transition between the school and the concentrated commercial areas found within the northwest quadrant of Granville.

Granville NSP

Similar to the Grange ASP, the Granville NSP includes development objectives and principles that call for a wider range of density and the provision of a variety of housing types for the Granville neighbourhood. The DC2 zone allows for the development of the two six-storey buildings, supporting the comprehensive site plan. Since the community of Granville is continuously growing, it is important to accommodate various age groups, income levels, and lifestyles as the neighbourhood largely contains single-family housing. Some of the relevant policies include:

5.1.1 & 5.1.2 Development Objectives & Principles

- To provide a range of densities and planning to integrate these sites and the greater neighbourhood
- To provide a well designed major commercial site that is appropriately buffered from residential land uses
- Provide for a liveable, compact, residential environment with a variety of housing types to accommodate various age groups, income levels, and lifestyles.
- Accommodate a range of residential densities and housing types to support the establishment and operation of neighbourhood facilities, commercial facilities, recreation facilities, and public transit.

In Granville's Neighbourhood Structure Plan (NSP), language pertaining to the parcels currently designated for medium-density residential could take shape in the form of row housing, low-rise apartments, or stacked town housing with zones, such as RF5, RA6 and RA7. While this proposed DC2 is similar to the RA8 zone, the Floor Area Ratio (FAR) of the proposed developments in this application (1.9) is lower than the FAR found in an RA7 standard zone (2.3). Therefore, the addition of multifamily residential buildings does not exceedingly differ from the existing development concept.

Additionally, Granville encourages pedestrian and bicycle linkages between major attractions such as school sites, parks, SWMFs, and commercial and residential uses. To support this, the comprehensive

site plan intentionally includes bicycle parking and open spaces in the corners of the site as it naturally links the different land uses surrounding the area. Therefore, a Site Specific Direct Development Control DC2 zoning ensures that this is achieved.

Summary

Overall, this application facilitates the next stage of development within Edmonton's Granville neighbourhood through the rezoning and subdivision of several properties, as well as amendments to The Grange ASP and Granville NSP. To allow for additional development of commercial and residential land, the expansion of the current DC1 (Bylaw 15753) contiguously to the east to cover a small area next to the proposed multi-unit residential DC site allows for a natural integration between the commercial building and the internal access of the proposed residential lot. As well, the accommodation of two six-storey multi-unit housing residential buildings using a new site specific DC2 zone along Glastonbury Boulevard and Granville Drive will also be required to maintain residential densities and provide different housing options for the area. Through this proposal, it provides Granville with greater commercial and residential opportunities, conforming with policies outlined in various statutory plans.

Respectfully Submitted,

Clarity Development Advisory

A handwritten signature in black ink, appearing to read "Dave Onishenko".

Dave Onishenko, RPP, MCIP
Principal