

C.1./#31-C-91/92

July 14, 1992

TO: B. Duncan E. Mazzotta
General Manager Bylaw Amendments Officer
Planning and Development Department

COPY TO: J. Basey
City Solicitor

FROM: U.S. Watkiss
City Clerk

SUBJECT: Adoption of an Amendment to the Kernohan Outline Plan for a portion of SE 30-53-23-W4M; located north of 137 Avenue and east of 24 Street; Kernohan, Clareview.

At the July 13, 1992 City Council meeting, the following resolution was passed:

WHEREAS, at its meeting of May 18, 1972, City Council adopted by Resolution the Clareview Outline Plan; and

WHEREAS, at its meeting of December 4, 1975, the City's Municipal Planning Commission approved an Outline Plan for Clareview Neighbourhood III (Kernohan); and

WHEREAS, at its meeting of October 28, 1981, City Council adopted by resolution an amendment to the Kernohan Neighbourhood Outline Plan for an area which included the site herein described; and


WHEREAS, at its meeting of July 16, 1991, City Council adopted by resolution an amendment to the Kernohan Neighbourhood Outline Plan for the lands immediately to the south of this site.

NOW THEREFORE, the Municipal Council of the City of Edmonton hereby ADOPTS an amendment to the Kernohan Neighbourhood Outline Plan for a portion of SE 30-53-23-W4M.

The site is shown on the attached plan of the proposed amendment (Enclosure II).

The permitted land use on the site shall be low rise apartment housing.

AND BE IT FURTHER RESOLVED THAT the proper officials of the City of Edmonton are directed to take all steps necessary to amend the Kernohan Neighbourhood Outline Plan including the amendment to the Kernohan Neighbourhood Outline Plan map (Enclosure II) and the addition of the applicant's plan document (Enclosure III), all in conformity with the provisions of the Planning Act.



U.S. Watkiss
City Clerk

/mg

Enclosure

ADOPTION OF AN AMENDMENT TO THE KERNOHAN NEIGHBOURHOOD OUTLINE PLAN for a portion of SE 30-53-23-W4M; located north of 137 Avenue and east of 24 Street; Kernohan, Clareview.

RECOMMENDATION: That City Council pass the following Resolution adopting an amendment to the Kernohan Neighbourhood Outline Plan for the site as described in the Resolution.

RESOLUTION

WHEREAS, at its meeting of May 18, 1972, City Council adopted by Resolution the Clareview Outline Plan; and

WHEREAS, at its meeting of December 4, 1975, the City's Municipal Planning Commission approved an Outline Plan for Clareview Neighbourhood III (Kernohan); and

WHEREAS, at its meeting of October 28, 1981, City Council adopted by resolution an amendment to the Kernohan Neighbourhood Outline Plan for an area which included the site herein described; and

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NOW THEREFORE, the Municipal Council of the City of Edmonton hereby ADOPTS an amendment to the Kernohan Neighbourhood Outline Plan for a portion of SE 30-53-23-W4M.

The site is shown on the attached plan of the proposed amendment (Enclosure II).

The permitted land use on the site shall be low rise apartment housing.

AND BE IT FURTHER RESOLVED THAT the proper officials of the City of Edmonton are directed to take all steps necessary to amend the Kernohan Neighbourhood Outline Plan including the amendment to the Kernohan Neighbourhood Outline Plan map (Enclosure II) and the addition of the applicant's plan document (Enclosure III), all in conformity with the provisions of the Planning Act.

HISTORY

The Kernohan Neighbourhood Outline Plan, approved December 4, 1975, initially designated this site for single detached residential development. On October 28, 1981, Council approved an amendment to the Plan which designated a portion of the site to accommodate a church. On May 14, 1991 City Council approved Bylaw No. 9755 to redistrict the balance of the developable portion of the site to the US (Urban Services) District. The purpose of the amendment was to expand the portion of the site on which a church could be developed and to reflect the revised top-of-bank line established in relation to recent geotechnical information. The purpose of this proposed amendment to the Kernohan Neighbourhood Outline Plan is to redesignate the church site for multiple family residential development.

DISCUSSION

1. The Application

The purpose of the application is to amend the Kernohan Neighbourhood Outline Plan to delete the designated church site and to redesignate this 0.685 ha site for multiple family residential development.

An associated redistricting application (Bylaw No. 10150) to redistrict the expanded site to the RA7 (Low Rise Apartment) District to accommodate the development of a seniors cooperative housing project is scheduled for Council's consideration concurrent with this application. Adoption of this resolution must precede Third Reading of the associated redistricting bylaw.

2. Site and Surrounding Area

To the north of the site across 137 Avenue is a developed row housing project. To the west and south are lands districted for row housing development. Subsequent to this application, an application to redistrict the lands to the south to the RF1 (Single Detached Residential) District and the RPL (Planned Lot Residential) District was received and is scheduled for City Council's consideration on June 15, 1992. To the east and northeast of the site is a ravine and the river valley.

The site is located south of the existing 137 Avenue and east of 24 Street. Access to the site will be from 137 Avenue.

ANALYSIS

1. Land Use Compatibility

The lands to the north, west and south of this site are currently districted RF5 (Row Housing) District. The transition from the RF5 to the RA7 District is considered to be a reasonable transition and the built form of the structures are compatible. The proposed amendment would result in a cluster of lands adjacent to 137 Avenue designated for multiple family residential development.

At the time that this report was prepared, a redistricting bylaw (Bylaw No. 10120) to reduce the density of the lands to the south was scheduled for Council's consideration on June 15, 1992. If the bylaw was approved, this application would then locate a low rise apartment building in close proximity to single detached dwellings. The applicant has indicated that the structure to be developed, a three storey building with a single parking level below grade, would be located along the north and east portion of the site with a garden court area between the structure and future development to the south. The proposed garden court plus the orientation of the proposed residential lots to the south (backing onto this site) would result in a separation distance of between 12 and 20 metres between the proposed structure and any future single detached residential dwellings to the south. This separation space and the proposed landscaping in the garden court area will minimize potential conflicts between land uses as will the geotechnical constraints and the configuration of the site.

2. Land Use Analysis

The proposed amendment will introduce an additional 50 multiple family residential dwelling units and approximately 85 persons to the neighbourhood. The additional units will have only a marginal impact on the housing mix in this neighbourhood.

3. Transportation and Utilities

The Transportation Department has no outstanding concerns regarding this application. Access to the site will be from 137 Avenue. Public access to the river valley will be ensured by the provision of a 7.5 m wide walkway right-of-way adjacent to the top-of-bank.

The Drainage Branch has advised that permanent sanitary and storm servicing is available through connection to existing services. No water, sanitary or storm services presently exist into the site. The technical servicing details will be addressed at the subdivision stage.

4. Impact on Community Infrastructure

No concerns regarding impact on community infrastructure were identified through the circulation of this application.

5. Surrounding Property Owner's Concerns

No concerns regarding the proposed redistricting application have been expressed to the Planning and Development Department in response to its letter of pre-notification for this application.

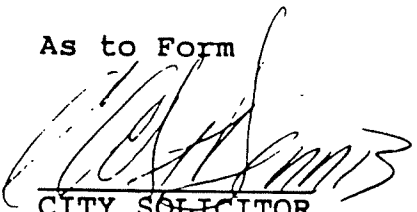
JUSTIFICATION

This application involves a site for which permanent services are available. While the proposed amendment introduces additional multiple family dwelling units and locates a multiple family site adjacent to a potentially single family site, the additional units do not significantly affect the housing mix. In addition, the proposed apartment structure can be located on the site in a manner which maximizes the separation space between land uses and enhances the siting relationship with the proposed single family residential development to the south.

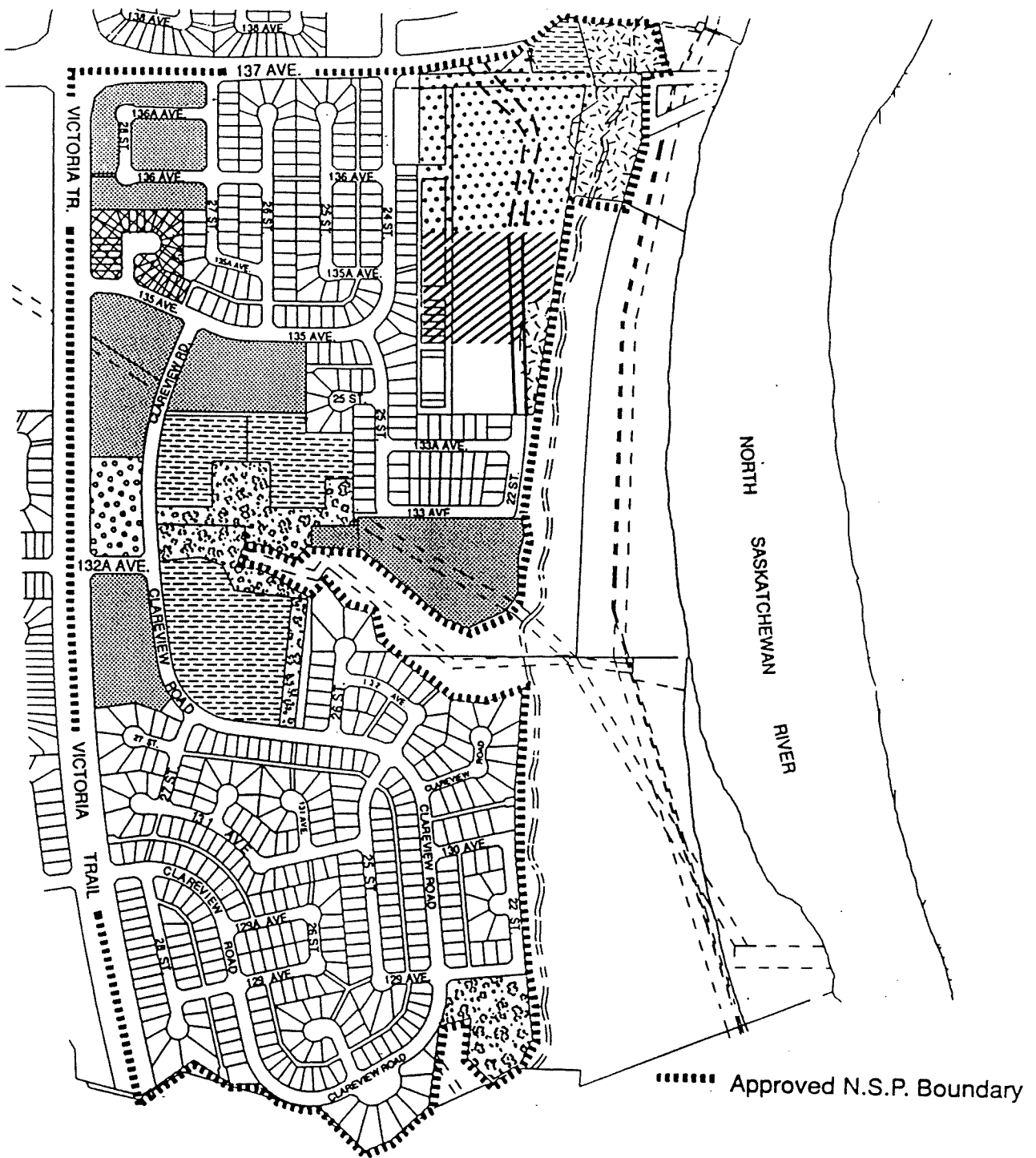
ENCLOSURES

- I Approved Kernohan Outline Plan Map
- II Kernohan Outline Plan Amendment Map
- III Proposed Amendment Appendix to Kernohan Outline Plan

As to Form













CITY SOLICITOR

Written by: Robert Armstrong RA
Approved by: Bruce Duncan M J B.D.
Planning and Development Department
June 5, 1992

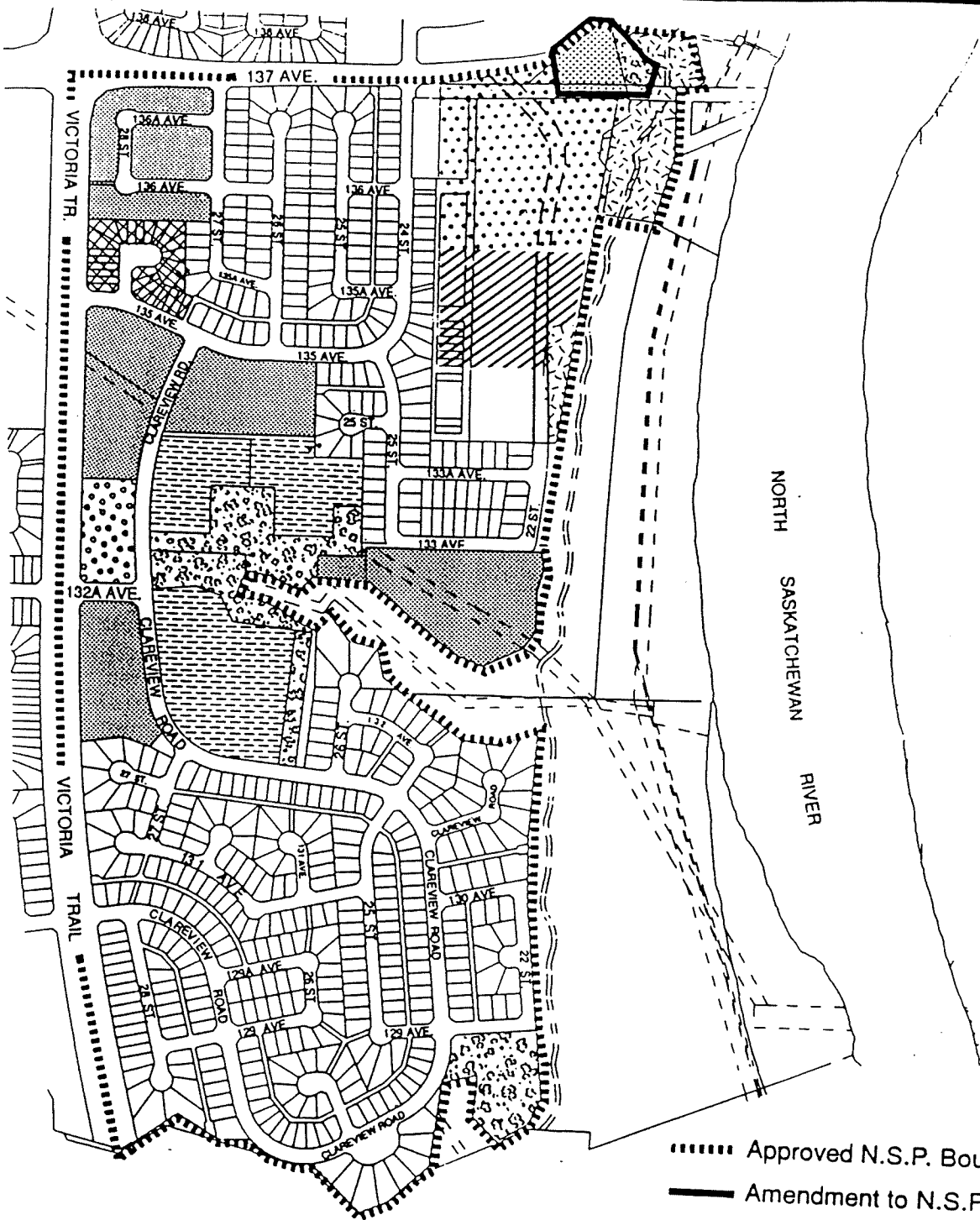


----- Approved N.S.P. Boundary

**APPROVED KERNOHAN
NEIGHBOURHOOD OUTLINE PLAN (as amended)**

- | | | | |
|---|--|---|---|
|  | Single Detached Residential |  | Neighbourhood Convenience Commercial |
|  | Semi-Detached Residential |  | Urban Services |
|  | Row Housing |  | Metropolitan Recreation |
|  | Row Housing or Small Lot Single Detached Housing |  | 22 St Extension Alignment |
|  | Small Lot Single Detached Housing |  | 22 St Extension (Alignment to be finalized) |
|  | Park | | |





AMENDMENT TO KERNOHAN NEIGHBOURHOOD OUTLINE PLAN (as amended)

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|--|--|--|---|
| | Single Detached Residential | | Neighbourhood Convenience Commercial |
| | Semi-Detached Residential | | Urban Services |
| | Row Housing | | Metropolitan Recreation |
| | Row Housing or Small Lot Single Detached Housing | | 22 St Extension Alignment |
| | Small Lot Single Detached Housing | | 22 St Extension (Alignment to be finalized) |
| | Low Rise Apartment | | |
| | Park | | |



FILE: LUB/92-40

DATE:

ENCLOSURE III

PROPOSED AMENDMENT TO THE KERNOHAN OUTLINE PLAN, AS AMENDED

HISTORY

The Kernohan Outline Plan, which establishes the land use mix for the Kernohan Neighbourhood, was approved on December 4, 1975. The site under consideration was designated for single detached residential development by the approved plan.

On October 28, 1981 Council approved an amendment to the Outline Plan and an associated redistricting application (Bylaw No. 6644) for lands in the northeast portion of the neighbourhood including this site. This Bylaw designated the amendment area for mixed use development (residential, commercial and urban service) with the residential component ranging from single detached to walk-up apartment residential development. As a result, the majority of the site under consideration was districted US (Urban Services) District to accommodate a religious assemblies use.

During 1990/91 a geotechnical report was prepared to establish the top-of-bank and development setbacks for the site under consideration. In addition, an application to close portions of adjacent roadway to be consolidated with the site was activated. On May 14, 1991 Council approved Bylaw No. 9755 to amend the Land Use Bylaw from RA7 (Low Rise Apartment) District and A (Metropolitan Recreation) District to US (Urban Services) District. This districting affected the easterly and westerly portions of the subject site. The effect of this amendment was to increase the area of the site designated for urban service use.

On July 16, 1991 Council approved a second amendment to the Kernohan Outline Plan and a redistricting bylaw (Bylaw No. 9847) for an area similar to the previous amendment excluding the subject site. With the approval of this Outline Plan Amendment, the lands south and west of the site were designated for row housing or planned lot residential development. The lands to the south are currently districted RF5 (Row Housing) District.

On March 16, 1992 Council approved the closure of undeveloped roadways in the northeast portion of the neighbourhood (Bylaw No. 6898). A portion of the closure lands are to be consolidated with the site designated for urban service use.

PROPOSED MODIFICATIONS

The effect of the proposed amendment is to redesignate the existing Urban Service site to a Low Rise Apartment site. It is proposed to develop a walkup apartment under a seniors cooperative housing program. Dwelling units would be occupied by senior citizens.

JUSTIFICATION

To the north of the site across 137 Avenue is a town house project districted RF5 (Row Housing) District. Lands to the west and south, previously districted RA7 (Low Rise Apartment) District, were redistricted to the RF5 (Row Housing) District in July 1991. The proposed development is compatible to the adjacent proposed and existing multiple family residential development.

To the east and northeast are lands designated for open space use. The associated subdivision application will provide additional open space and a top-of-bank walkway to ensure public access to the ravine and river valley.

The preliminary apartment structure design has been influenced by the geotechnical report which established development setbacks on site and the intent that all resident parking be located underground. As a result, an L-shaped structure has been designed. The long side of the building would be adjacent to 137 Avenue and the short side along the northeast development setback boundary. A garden court area would be developed to provide a buffer area between the structure and the future residential development to the south.

LAND USE STATISTICS

The proposed land use amendment would redesignate a church site to a multiple family residential site. Under the proposed RA7 District, approximately 85 dwelling units would be permitted on this 0.685 ha site. Given the geotechnical constraints on the site, it is anticipated that the upper limit of dwelling units which could be developed on the site is 50 units. It is intended that the units would be occupied by senior citizens at a density of 1.7 persons per unit. No students would be generated from the development.

OPPOSED: Aldermen Mackenzie Staroszik.
ABSENT: Mayor Reimer, Aldermen Binder, Mason, McKay.

MOVED Alderman Kozak - White

That Bylaw No. 10113 be placed on the July 28, 1992 Council agenda for third reading.

FOR THE MOTION: Acting Mayor Bethel, Aldermen Campbell, Chichak, Hayter, Kozak, Mackenzie, Paull, White, **CARRIED**

OPPOSED: Alderman Staroszik.
ABSENT: Mayor Reimer, Aldermen Binder, Mason, McKay.

The public hearing on Bylaw No. 10150 was held from 2:43 p.m. to 3:20 p.m.

Acting Mayor Bethel asked whether there was any objection to the Resolution and Bylaw being dealt with together. No one objected.

C. RESOLUTION

C.1. Adoption of an Amendment to the Kernohan Outline Plan for a portion of SE 30-53-23-W4M; located north of 137 Avenue and east of 24 Street; Kernohan, Clareview.

B.12. Bylaw No. 10150 - To Amend the Land Use Bylaw from US (Urban Services) District to RA7 (Low Rise Apartment) District and AP (Public Parks) District, a portion of SE 1/4 30-53-23-W4M and a portion of roadway closed by Bylaw No. 6898, located south of 137 Avenue and east of 24 Street Kernohan, Clareview.

PURPOSE

To accommodate low-rise apartment development and a public park.

J. Low, Planning and Development Department, S. Vander Meulen, B. Middleton and D. Superstein made presentations and answered Council's questions.

C. St. Dennis, Office of the City Solicitor, answered Council's questions.

Acting Mayor Bethel asked whether there was any new information anyone wished to address.

Mr. Vander Meulen made a further presentation.

MOVED Alderman Chichak - Mackenzie

That the following Resolution adopting an amendment to the Kernohan Neighbourhood Outline Plan for the site as described in the Resolution be passed:

RESOLUTION

WHEREAS, at its meeting of May 18, 1972, City Council adopted by Resolution the Clareview Outline Plan; and

WHEREAS, at its meeting of December 4, 1975, the City's Municipal Planning Commission approved an Outline Plan for Clareview Neighbourhood III (Kernohan); and

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AND BE IT FURTHER RESOLVED THAT the proper officials of the City of Edmonton are directed to take all steps necessary to amend the Kernohan Neighbourhood Outline Plan including the amendment to the Kernohan Neighbourhood Outline Plan map (Enclosure II) and the addition of the applicant's plan document (Enclosure III), all in conformity with the provisions of the Planning Act.

FOR THE MOTION: Acting Mayor Bethel, Aldermen Campbell, Chichak, Hayter, Kozak, Mackenzie, Paull, Staroszik.

CARRIED

ABSENT: Mayor Reimer, Aldermen Binder, Mason, McKay, White.