



## REQUEST FOR DECISION

**MEETING DATE:** March 27, 2023

**TITLE:** Bylaw C-1241-23 - East Pioneer Area Structure Plan Amendment -  
Tonewood Row Housing - First Reading

**DIVISION:** Planning & Infrastructure

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### SUMMARY:

The purpose of this amendment is to revise Bylaw C-843-13, the East Pioneer Area Structure Plan, by amending the site-specific development regulation identified for Lot 4, Block 1, Plan 152 2888. The proposed changes support future application for a row housing development on the subject site with development controls to help integrate the future row housing with existing adjacent development.

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### PROPOSED MOTION:

THAT first reading be given to Bylaw C-1241-23 East Pioneer Area Structure Plan Amendment - Tonewood Row Housing.

### BACKGROUND / ANALYSIS:

This amendment to the East Pioneer Area Structure Plan is required to change the site-specific development regulations identified for Lot 4, Block 1, Plan 152 2888 - municipal address 505 Grove Drive. The previous amending Bylaw C-950-16 identified that the subject site would be developed as an seniors' housing facility and included development regulation that would be implemented through a direct control district. Since the passing of that amending bylaw the ownership of the land has changed, and a seniors' housing facility is no longer planned; a new row housing development is now proposed for the site.

The proposed changes of Bylaw C-1241-23 to the site-specific development regulations identified for Lot 4, Block 1, Plan 152 2888 include a decrease in the maximum building height from 24.0 meters to 15.0 meters, reduction in the maximum site density from 85 to 70 units per

hectare, increasing the minimum setback from adjacent low density residential from 6.0 to 7.0 meters, and identifying a maximum site coverage of 57%. In addition to these regulation changes, the amendment identifies the location for an all-directional access to Grove Drive for the subject site.

#### *Municipal Development Plan*

*Your Bright Future: Municipal Development Plan, 2010-2020 (MDP)* is the City's primary statutory plan. The proposed residential redistricting is consistent with the policies of the MDP and Figure 8 Future Land Use that identifies the amendment area for Residential land use.

#### *Edmonton Metropolitan Region Board (EMRB)*

The changes proposed by this amendment do not have any land use or statistical implications for the Area Structure Plan as the subject site remains identified as Mixed Medium to High Density Residential. Referral to the EMRB will not be required.

### **OPTIONS / ALTERNATIVES:**

This bylaw is being brought forward for consideration of first reading. Discussion and consideration of changes to the bylaw may be made at future readings.

### **CONSULTATION / ENGAGEMENT:**

This application was circulated to relevant City departments for their comments. A statutory public hearing, advertised per the requirements of the *Municipal Government Act*, will be held prior to consideration of second reading. The applicant will be conducting a public information meeting at the Border Paving Athletic Centre on March 15, 2023. A summary of this meeting will be provided in subsequent reports.

### **IMPLEMENTATION / COMMUNICATION:**

If approved, Bylaw C-843-13 will be updated per Bylaw C-1241-23 and be published on the City's website.

### **IMPACTS:**

Approval of this bylaw will enable the City to consider a redistricting application for a Row Housing direct control district at 505 Grove Drive.

### **FINANCIAL IMPLICATIONS:**

n/a