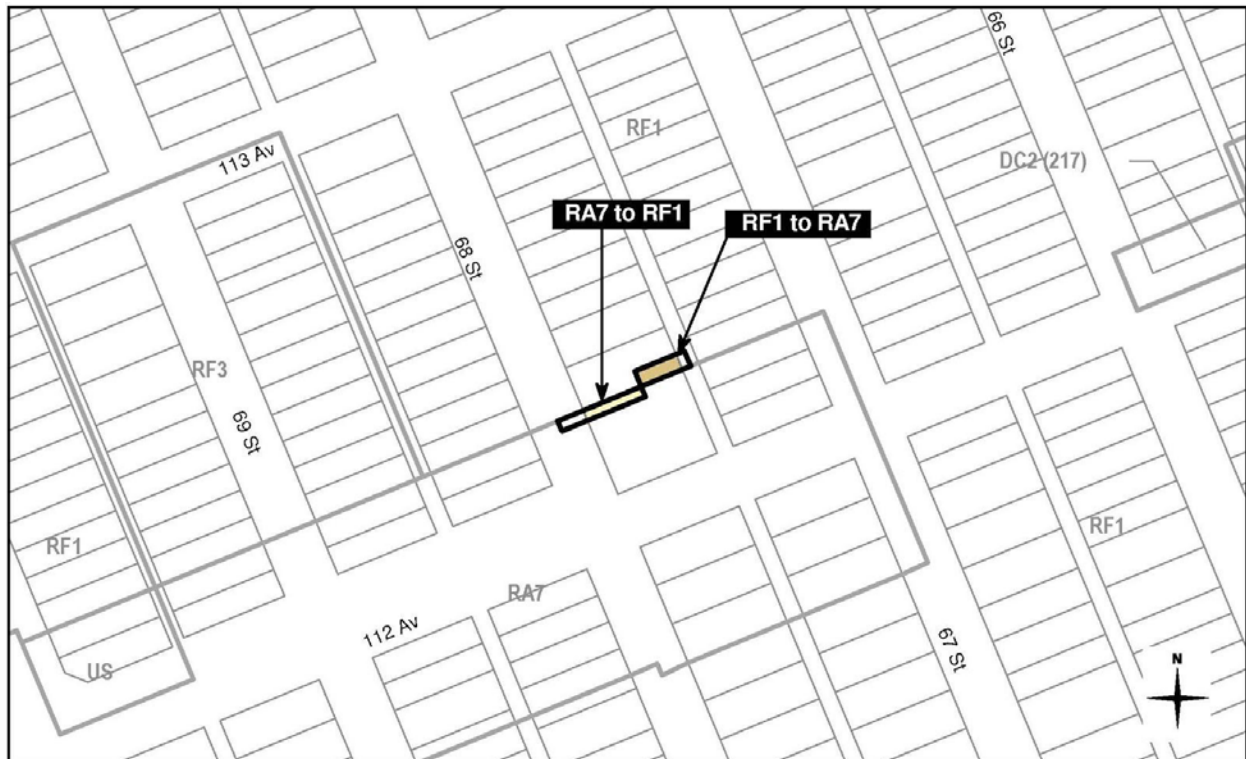




CITY PLANNING REPORT **REZONING** BELLEVUE

11203 & 11205 68 Street NW

To adjust the zoning boundaries to align with the existing buildings on site.



RECOMMENDATION AND JUSTIFICATION

City Planning is in **SUPPORT** of this application because:

- The proposed zoning is compatible with surrounding properties; and
- The rezoning portions are minor in nature with no functional land use impact.

THE APPLICATION

CHARTER BYLAW 18619 proposes to amend the Zoning Bylaw to adjust the zoning boundaries on the site, to allow each existing building to be consistently zoned. Currently, there is an L-shaped church building and a single detached house on the site, and due to the arrangement of the buildings, the property and zoning lines cut through each building. The proposed rezoning along with a subsequent subdivision would align the zoning and property lines, so that each building would be fully located on its own parcel without easements, wholly within a single zone.

SITE AND SURROUNDING AREA

This site is surrounded generally by low density residential. There is an existing L-shaped church building on the site, beside an existing single detached house.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF1) Single Detached Residential Zone (RA7) Low Rise Apartment Zone	Single Detached House St. Mary's Anglican Church
CONTEXT		
North	(RF1) Single Detached Residential Zone	Single Detached House
East	(RF1) Single Detached Residential Zone	Single Detached House
South	(RA7) Low Rise Apartment Zone	Single Detached House
West	(RF1) Single Detached Residential Zone	Single Detached House

PLANNING ANALYSIS

The proposed zoning is minor in scale and is consistent with the current zoning for the parcels as well as the surrounding properties. The applicant's intent is to have the single detached house on its own title and separate from the church site. This will allow for sale of the house, without the current encroachment agreements, which have been detrimental to the sale thus far.

There is no plan in effect for this area, however, any future redevelopment of the RF1 Zoned parcel would be subject to the Mature Neighbourhood Overlay and future redevelopment of the RA7 zoned parcel would be subject to the Medium Scale Residential Infill Overlay. These overlays help to ensure any future development is compatible with the existing character and context of surrounding development.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE Date	<ul style="list-style-type: none">• Number of recipients: 55• No responses received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/bellevue

CONCLUSION

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	18619
Location:	North of 112 Avenue NW and east of 68 Street NW
Addresses:	11203 & 11205 68 Street NW
Legal Description:	Portions of Lots 3 & 4, Block 11, Plan 600U
Site Area:	240 m ²
Neighbourhood:	Bellevue
Ward - Councillor:	7 - Tony Caterina
Notified Community Organization:	Bellevue Community League
Applicant:	Navland Geomatics Inc.

PLANNING FRAMEWORK

Current Zones and Overlay:	(RF1) Single Detached Residential Zone (RA7) Low Rise Apartment Zone (MNO) Mature Neighbourhood Overlay (MSRIO) Medium Scale Residential Infill Overlay
Proposed Zones and Overlay:	(RF1) Single Detached Residential Zone (RA7) Low Rise Apartment Zone (MNO) Mature Neighbourhood Overlay (MSRIO) Medium Scale Residential Infill Overlay
Plan(s) in Effect:	None
Historic Status:	None

Written By:	Heather Vander Hoek
Approved By:	Tim Ford
Branch:	City Planning
Section:	Planning Coordination