



CITY PLANNING REPORT **REZONING** CRESTWOOD

9808 - 148 STREET NW

To allow for development of a hospice with up to 12 beds and related supportive services.



RECOMMENDATION AND JUSTIFICATION

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

- It provides for a non-intrusive community support use; and
- The scale of the development is in character with the surrounding mature residential area.

THE APPLICATION

1. CHARTER BYLAW 18599 to amend the Zoning Bylaw from RF1 Single Detached Residential Zone Development Control Provision to DC2 Site Specific Development Control Provision.

This application proposes a site specific zone to enable the development of a hospice operated by the Pilgrims Hospice Society. The hospice would have a maximum of 12 beds, and would also offer complementary supportive services such as grief counselling. The hospice is accommodated under Group Homes and Health Services Uses. The development is proposed to be within scale to residential buildings permitted within this mature neighbourhood.

SITE AND SURROUNDING AREA



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF1) Single Detached Residential Zone	Church offices Offices for community outreach and counselling programs
CONTEXT		
North	(RF1) Single Detached Residential Zone	Church and surface parking lot
East	(AP) Public Parks Zone	Isabelle Connelly Park
South	(RF1) Single Detached Residential Zone	Single Detached houses
West	(RF1) Single Detached Residential Zone (RF3) Small Scale Infill Zone	Single Detached houses Vacant lot



VIEW OF SITE FACING WEST



VIEW OF SITE FACING NORTH

PLANNING ANALYSIS

LAND USE COMPATIBILITY

The DC2 Provision proposes development regulations that are similar to those found within the (RF1) Single Detached Residential Zone under the Mature Neighbourhood Overlay (MNO). The maximum Height is 8.9 m, the same as the MNO restriction, which allows for a two storey building. Side and Rear Setbacks are similar to those of the RF1 Zone, and the Front setback of 6.0 m exceeds that required under the RF1 Zone. Vehicle access and required on-site parking are to be at the rear of the building, accessed from the lane. The building must provide a main entrance oriented to the public street. This is in keeping with the parameters of the MNO and provides for consistent and compatible block faces.

Existing development on the site consists of a 2.5 storey office building, approximately 8 metres tall. The new proposed building would be of similar scale and mass. There are no immediately abutting low density residential lots and the parcel to the north is a church which is 15 metres tall. Low density housing exists to the west across an alley (a 2-storey, and a 1-storey house), as well as south across 98 Avenue NW.

PLANS IN EFFECT

There is no Plan in effect for Crestwood.

APPLICABLE GUIDELINES

The Residential Infill Guidelines do not specifically pertain to care or mixed-use facilities such as this proposed hospice, however, an analogous building form of Low Rise Apartments can be used. This would be the most appropriate category to reflect the proposed mass of the building, though not the proposed height. This site would not meet the locational criteria for this built form, however as discussed above, the DC2 Provision has been designed to reflect the basic parameters in height, setbacks, and building orientation of the MNO.

PUBLIC CONTRIBUTIONS

This DC2 does not propose any increase in Floor Area Ratio beyond what is provided for in the RF1 Zone. As such, Policy C599 Community Amenity Contributions is not applicable.

TECHNICAL REVIEW

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

PARKING, LOADING AND VEHICULAR ACCESS

Vehicular access is restricted to the rear lane. 10 parking spaces are required to serve the proposed development, as proposed by a parking study which has been reviewed and accepted by City Planning. All required on-site parking is to be provided to the rear of the building, adjacent to the lane.

PUBLIC ENGAGEMENT

ADVANCE NOTICE July 27, 2018	<ul style="list-style-type: none">• Number of recipients: 29• No responses received.
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/Crestwood

CONCLUSION

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	18599
Location:	North of 98 Avenue NW and west of 148 Street NW
Address:	9808 - 148 Street NW
Legal Description:	Lots 8-10, Block 77, Plan 4590W
Site Area:	2,019 m ²
Neighbourhood:	Crestwood
Ward - Councillor:	1 - Andrew Knack
Notified Community Organizations:	The Crestwood Community League, and the West Edmonton Communities Council Area Council
Applicant:	ParioPlan

PLANNING FRAMEWORK

Current Zone and Overlay:	(RF1) Single Detached Residential Zone Mature Neighbourhood Overlay
Proposed Zone and Overlay:	DC2 Site Specific Development Control Provision
Plan in Effect:	None
Historic Status:	None

Written By:
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