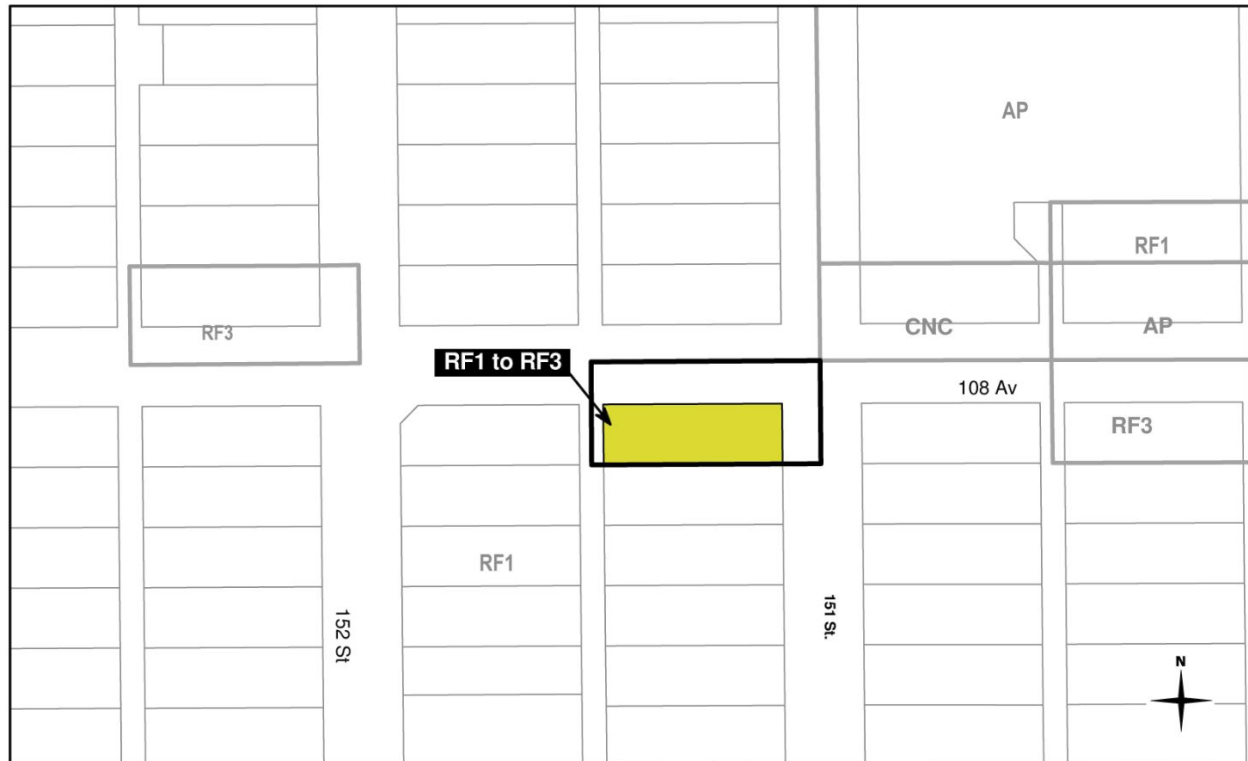




REZONING APPLICATION HIGH PARK

10748 - 151 STREET NW

To allow for small scale infill development, High Park.



RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because it:

- provides for greater diversity in the neighbourhood housing stock;
- provides for housing close to community amenities including a park and playground;
and
- is in scale with existing development in the High Park neighbourhood.

THE APPLICATION

1. CHARTER BYLAW 18485 to amend the Zoning Bylaw to rezone from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone.

This application proposes to rezone the subject property to the RF3 Zone, which is intended to allow for small scale housing and infill development up to four units, depending on site size and location. In this instance, the site is on a corner, and approximately 688 m² in area, which would allow for up to four units in a row housing configuration. The RF3 Zone requires a minimum site area of 750 m² to develop four units in an apartment housing configuration, which this site does not meet.

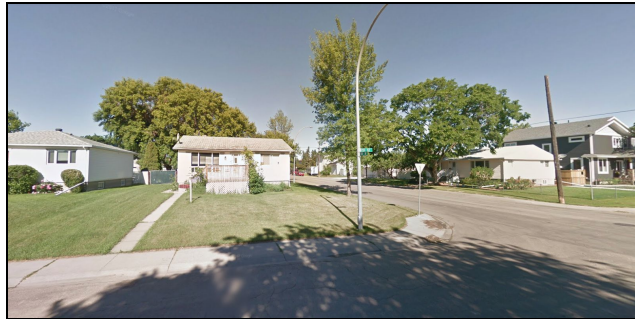
SITE AND SURROUNDING AREA



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF1) Single Detached Residential Zone	Single Detached House
CONTEXT		
North	(RF1) Single Detached Residential Zone (CNC) Neighbourhood Convenience Commercial Zone	Single Detached Houses (CNC) historical zoned area consolidated with Ken Newman Park

	(AP) Public Parks Zone	Ken Newman Park
East	(RF1) Single Detached Residential Zone (RF3) Small Scale Infill Development Zone	Single Detached House
South	(RF1) Single Detached Residential Zone	Single Detached Houses
West	(RF1) Single Detached Residential Zone (RF3) Small Scale Infill Development Zone	Single Detached Houses



VIEW OF SITE FACING WEST



VIEW OF SITE FACING SOUTH

PLANNING ANALYSIS

LAND USE COMPATIBILITY

High Park is a mature neighbourhood, of predominantly single and semi-detached houses. The interior of the neighbourhood is primarily zoned under the RF1 Zone, with a number of sites also zoned RF3 and (RF4) Semi-detached Residential Zone. Corner sites to the east and west of this site along 108 Avenue NW are zoned RF3.

The RF3 Zone, will continue to allow for single detached, semi-detached, and duplex housing but will also provide the additional opportunity for row housing. The RF3 Zone also stipulates minimum site area and dimensions for different built forms; apartment housing configurations would not be possible on this site as it does not meet the minimum required area of 750 m². These built forms are in scale and compatible with the surrounding built form and permitted development under the zoning in place. The Mature Neighbourhood Overlay (MNO) will also remain in effect, ensuring that height, setbacks, and built form details are compatible with the surrounding mature neighbourhood.

PLANS IN EFFECT

There is no plan in effect for High Park.

APPLICABLE GUIDELINES

Residential Infill Guidelines (RIGs)

The RIGs provide guidance as to where particular built form typologies may be most appropriate. The RF3 Zone provides for a variety of typologies, up to row housing of four units. According to the RIGs, this location, being a corner site is appropriate for Single Detached, Semi-detached, and Duplex housing. Row Housing is directed to be on sites which are directly across from and facing school or park sites. This site is crosswise from the Ken Newman Park, representing a minor deviation from the Guidelines. A site two lots east, also zoned RF3, also deviates slightly from the Guidelines, as it flanks, but does not front, the park site.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE June 19, 2018	<ul style="list-style-type: none">• Number of recipients: 26• No responses received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/HighPark

CONCLUSION

City Planning recommends that City Council APPROVE this application.

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	18485
Location:	South of 108 Avenue NW and west of 151 Street NW
Address:	10748 - 151 Street NW
Legal Description:	Lot 11, Block 48, Plan 5810HW
Site Area:	688 m ²
Neighbourhood:	High Park
Ward - Councillor:	1 - Andrew Knack
Notified Community Organization(s):	High Park Community League
Applicant:	John Van Velzen

PLANNING FRAMEWORK

Current Zone and Overlay:	(RF1) Single Detached Residential Zone and Mature Neighbourhood Overlay
Proposed Zone and Overlay:	(RF3) Small Scale Infill Development Zone and Mature Neighbourhood Overlay
Plan in Effect:	None
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

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Tim Ford
City Planning
Planning Coordination