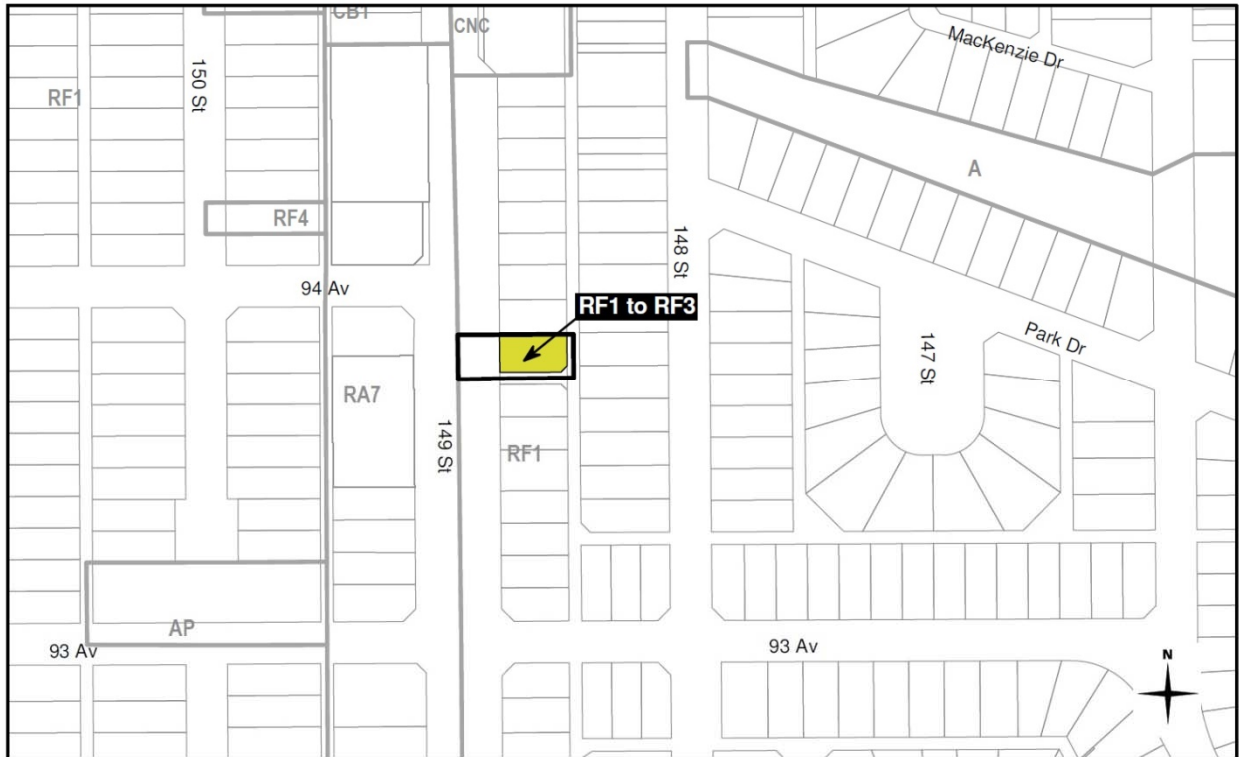




REZONING APPLICATION PARKVIEW

9335 – 149 STREET NW

To allow for small scale infill development.



RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because:

- It provides the opportunity for increased density in the Parkview neighbourhood that is compatible with surrounding low density residential development;
- It supports in the intent of the Residential Infill Guidelines; and
- It meets the technical requirements of City Departments and utility agencies.

THE APPLICATION

CHARTER BYLAW 18457 proposes to rezone the subject site to allow for small scale infill development by rezoning from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone.

SITE AND SURROUNDING AREA

The subject site is developed as a single detached residential dwelling and is situated south of 94 Avenue NW and east of 149 Street NW (an arterial road with a service road) on the edge of the Parkview Neighbourhood.



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	Single Detached House
East	(RF1) Single Detached Residential Zone	Single Detached House
South	(RF1) Single Detached Residential Zone	Single Detached House
West	(RA7) Low Rise Apartment Zone	Apartment Housing

PLANNING ANALYSIS

The proposed infill development will introduce additional units on a single family lot and will allow for low density residential development in character with the surrounding area. The RF3 Zone will allow for small scale infill on the lot and will require the proposed development to meet the regulations of the Mature Neighbourhood Overlay.

The site's redevelopment meets the intent of the Residential Infill Guidelines due to its location. The Residential Infill Guidelines suggests row housing sites are appropriate off an arterial road (149 Street NW) and on the edge of the neighbourhood. However, given the site's mid-block location and lot width, semi-detached or narrow lot single detached uses are the only feasible housing forms.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE April 25, 2018	<ul style="list-style-type: none">● Number of recipients: 47● Number of responses with concerns: 1● Common comments included: Character of the neighbourhood, parking and traffic issues
PUBLIC MEETING	<ul style="list-style-type: none">● Not held
WEBPAGE	<ul style="list-style-type: none">● https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/parkview.aspx

CONCLUSION

City Planning recommends that City Council APPROVE this application.

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	18457
Location:	South of 94 Avenue NW and east of 149 Street NW
Address:	9335 – 149 Street NW
Legal Description(s):	Lot 11, Block 4, Plan 119KS
Site Area:	591m ²
Neighbourhood:	Parkview
Ward - Councillor:	1 – Andrew Knack
Notified Community Organization(s):	West Edmonton Communities Council Area Council; Parkview Community League; and West Jasper-Sherwood Community League
Applicant:	Joe Weiher

PLANNING FRAMEWORK

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

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Approved By:	Tim Ford
Branch:	City Planning
Section:	Planning Coordination