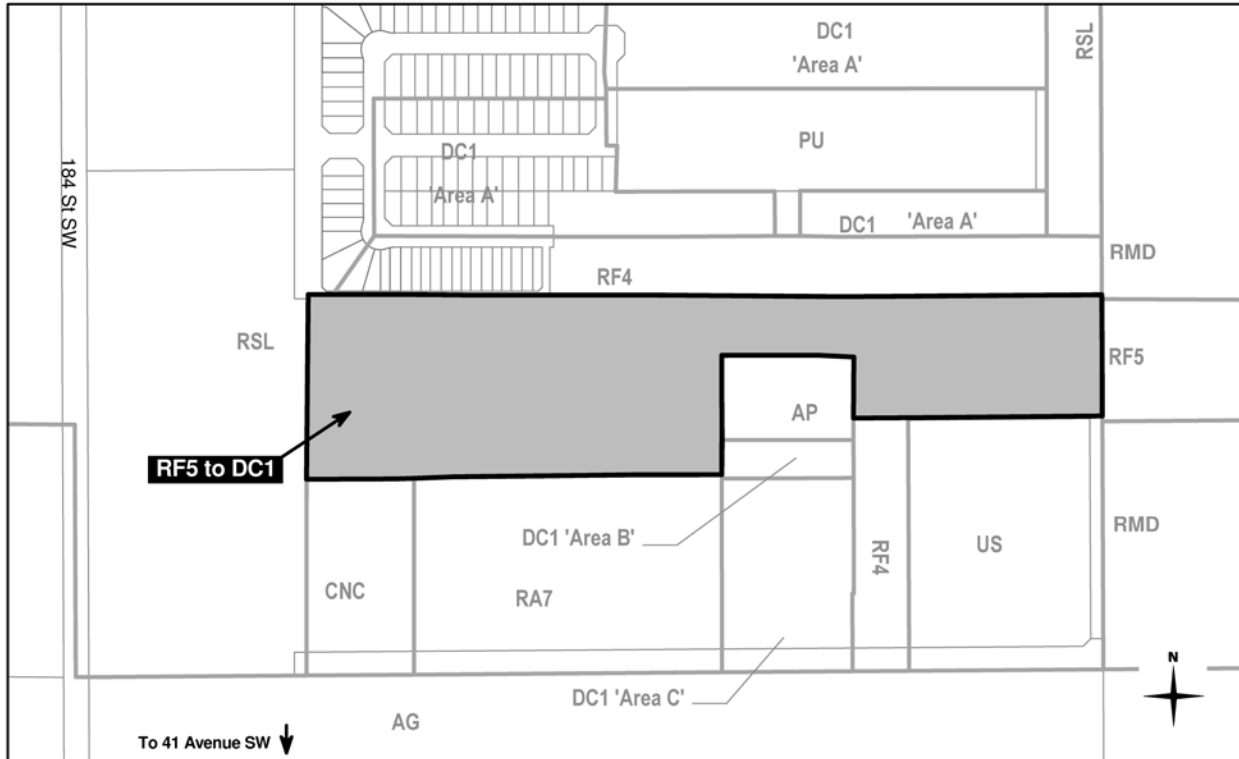




REZONING KESWICK

1703 – 184 Street SW

To allow for the development of row housing with a minor increase in height and site coverage.



RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because it:

- provides the opportunity for a variety of housing types in the Keswick neighbourhood including row housing;
- is compatible with surrounding and existing land uses; and
- conforms with the Keswick Neighbourhood Structure Plan.

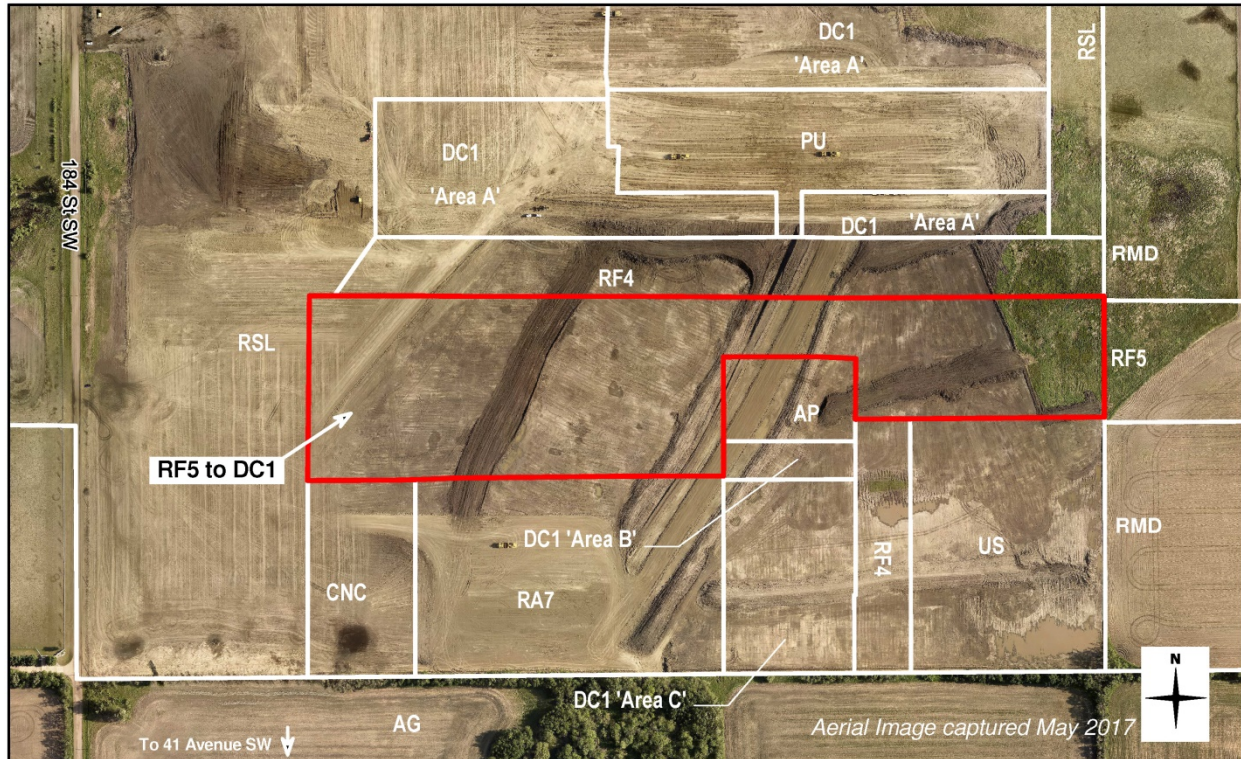
THE APPLICATION

BYLAW 18301 proposes to amend the Zoning Bylaw from (RF5) Row Housing Zone to (DC1) Direct Development Control Provision. The purpose of the DC1 Zone is to allow for a larger building footprint through increased maximum site coverage and an increased building height of up to 12 meters. A comparison of the proposed DC1 Zone and the existing (RF5) Row Housing Zone is provided in the table below:

	(RF5) Row Housing Zone	DC1 Area B (Row Housing)
Minimum Lot width	5 m – internal dwelling 6.2 m – end dwelling	5 m – internal dwelling 6.2 m – end dwelling
Maximum Site Coverage	55% - internal dwelling 45% - end dwelling 40% - corner dwelling	62% - internal dwelling 54% - end dwelling 52% - corner dwelling
Maximum Height	10 m	12 m

SITE AND SURROUNDING AREA

The subject site is located North of Rosenthal Boulevard and west of Rosenthal Way



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> ● (RF5) Row Housing Zone 	<ul style="list-style-type: none"> ● Undeveloped farm land
CONTEXT		
North	<ul style="list-style-type: none"> ● (RF4) Semi-Detached Residential Zone 	<ul style="list-style-type: none"> ● Undeveloped farm land
East	<ul style="list-style-type: none"> ● (RF5) Row Housing Zone ● (RMD) Residential Mixed Dwelling Zone 	<ul style="list-style-type: none"> ● Undeveloped farm land ● Undeveloped farm land
South	<ul style="list-style-type: none"> ● (CNC) Neighbourhood Convenience Commercial Zone ● (RA7) Low Rise Apartment Zone ● (AP) Public Parks Zone ● (RF4) Semi-Detached Residential Zone ● (US) Urban Services Zone 	<ul style="list-style-type: none"> ● Undeveloped farm land ● Undeveloped farm land ● Undeveloped farm land ● Undeveloped farm land ● Undeveloped farm land
West	<ul style="list-style-type: none"> ● (RSL) Residential Small Lot Zone 	<ul style="list-style-type: none"> ● Undeveloped farm land

PLANNING ANALYSIS

The application conforms to the Keswick Neighbourhood Structure Plan (NASP) which designates the site for row housing. The proposed rezoning will provide the opportunity for a variety of housing types in the Keswick neighbourhood including Row Housing. It will contribute to the variety of low and medium density housing allowed in the area as a compatible housing form.

The proposed DC1 zoning would allow for the development of row housing with a larger building footprint. The minimum private outdoor amenity area required by the Zoning Bylaw will not decrease and the development will be subject to the Zoning Bylaw regulation that no more than 70% of the site be covered by impermeable material. The proposed maximum height of 12 meters is half a storey higher than the existing (RF5) Row Housing Zone and is consistent with the existing (RMD) Residential Mixed Dwelling Zone.

The Keswick NASP allows for a Direct Control Provision to be applied and no plan amendment is required to accommodate the proposed rezoning.

As the Direct Control Provision proposed would replace the existing RF5 Zone, the administration considered whether an affordable housing clause would be required under the City's Developer Sponsored Affordable Housing Policy C582.

Given that the proposed DC1 meets the intent of the existing row housing designation in the higher level NASP and that regulations of the proposed DC1 do not add to the number of units nor to density that is already allowed under the current base RF5 Zone in place, it was determined that the requirement for including an affordable housing clause (5/85 rule) does not apply in this case. This determination included consideration of the intent of the policy when it was first approved at which time there was an understanding between the City and

development industry representatives that the policy was meant to be applied when rezoning to a direct control provision included uses and regulations that would increase benefit to developers, which is generally reflected in allowing for additional height and density.

None-the-less the applicant was asked to consider adding the affordable 5/85 clause to the proposed DC1 and declined on the basis that the proposal does not represent an increase in development rights.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE November 6, 2017	<ul style="list-style-type: none">• Number of recipients: 15• No responses received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	www.edmonton.ca/keswick

CONCLUSION

City Planning recommends that City Council APPROVE this application.

APPENDICES

- 1 Context Map
- 2 Application Summary