



# REZONING APPLICATION HIGH PARK NEIGHBOURHOOD

## 15410 – 110 Avenue NW

To allow for a small scale row housing development in the High Park neighbourhood.



## RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because:

- it provides an opportunity for small scale infill development that will increase the housing choices in the neighbourhood;
- it is compatible with surrounding low density housing; and
- it generally complies with the Residential Infill Guidelines.

## THE APPLICATION

Through Bylaw 18192, the applicant proposes to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone. The applicant's intent is to accommodate a row housing development with four dwellings.

## SITE AND SURROUNDING AREA

The subject site is in an area of low density residential development in the High Park neighbourhood. It is a corner lot at 110 Avenue NW and 154 Street NW, with direct access to a lane and fronts onto the High Park School site and playground area.



AERIAL VIEW OF APPLICATION AREA

|                     | <b>EXISTING ZONING</b>                 | <b>CURRENT USES</b>   |
|---------------------|--|---|
| <b>SUBJECT SITE</b> | (RF1) Single Detached Residential Zone | Single Detached House                                       |
| <b>CONTEXT</b>      |  |   |
| North               | (RF1) Single Detached Residential Zone | Single Detached House                                       |
| East                | (US) Urban Services Zone               | Local Road 154 Street NW<br>High Park School and playground |
| South               | (RF1) Single Detached Residential Zone | Local Road - 110 Avenue NW<br>Single Detached House         |
| West                | (RF1) Single Detached Residential Zone | Lane<br>Single Detached House                               |



VIEW OF SITE LOOKING NORTH FROM 110 AVENUE NW

## PLANNING ANALYSIS

### LAND USE COMPATIBILITY

The proposed rezoning will facilitate the re-development of a corner lot in a mature neighbourhood. Row housing is low density, small-scale, and compatible with the adjacent single detached houses. The proposed rezoning will allow up to four dwelling units on the site and would increase the housing diversity of the area.

Development regulations, including the mature neighbourhood overlay, will restrict the setbacks, design, vehicle access and height of the proposed development to ensure neighbourhood compatibility and allow for sufficient separation between the new development and the single detached house to the north.

The RF3 Zone also allows for single and semi-detached, duplex, row, stacked row and apartment housing. However, based on the site size and regulations of the Mature Neighbourhood Overlay, stacked row housing and apartment housing cannot be developed without the need for significant variances. The regulations in the RF3 Zone permit a maximum of four dwellings on a lot, regardless of which housing form is pursued.

The High Park neighbourhood does not have a Neighbourhood Plan to guide development. The Residential Infill Guidelines recommend small scale row housing of five units of less to be located directly across from and fronting neighbourhood school or park sites.

## TECHNICAL REVIEW

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

## PUBLIC ENGAGEMENT

|   |  |
|---|--|
| <b>ADVANCE NOTICE</b><br>August 1, 2017 | <ul style="list-style-type: none"><li>• Number of recipients: 23</li><li>• Number of responses asking for additional information: 0</li><li>• Number of responses in support: 1</li><li>• Number of responses with concerns: 0</li></ul> |
|---|--|

City Planning received one response from a nearby property owner who inquired about who the applicant is and stated that a four-plex would be good for the neighbourhood. In response to the inquiry, City Planning provided general information about the rezoning application.

## CONCLUSION

City Planning recommends that City Council APPROVE this application.

## APPENDIX

- 1 Application Summary

## APPLICATION SUMMARY

### INFORMATION

|                                   |  |
|-----------------------------------|--|
| Application Type:                 | Rezoning   |
| Bylaw:                            | 18192  |
| Location:                         | North of 110 Avenue NW and west of 154 Street NW |
| Address:                          | 15410 – 110 Avenue NW                            |
| Legal Descriptions:               | Lot 25, Block 6, Plan 6710KS                     |
| Site Area:                        | 0.06 hectares                                    |
| Neighbourhood:                    | High Park  |
| Ward - Councillor:                | 1 – Andrew Knack                                 |
| Notified Community Organizations: | High Park Community League                       |
| Applicant:                        | 2044511 Alberta Ltd                              |

### PLANNING FRAMEWORK

|                  |   |
|------------------|---|
| Current Zone:    | (RF1) Single Detached Residential Zone    |
| Proposed Zone:   | (RF3) Small Scale Infill Development Zone |
| Plan in Effect:  | None                                      |
| Historic Status: | None                                      |

Written By: Ania Schoof  
Approved By: Tim Ford  
Branch: City Planning  
Section: Planning Coordination