REZONING

HIGH PARK

15202 - 108 Avenue NW

To allow for small scale residential infill development.

RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because the rezoning:

- retains currently permitted density on the site, in a different built form;
- increases housing choice in the neighbourhood;
- is in proximity to school and park sites, transit, and commercial services; and
- facilitates low density infill that is appropriately sensitive to surrounding development.

THE APPLICATION

BYLAW 18265 proposes to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone.

The proposed zone facilitates low density residential development in the form of Single Detached, Semi-detached, Duplex, or Row Housing (up to four units). Zoning regulations indicate this site is deficient in the area required to accommodate Stacked Row Housing and Apartment Housing. The applicant intends to develop Row Housing.

SITE AND SURROUNDING AREA

This property is located in south-central High Park, at the northwest corner of 108 Avenue NW and 152 Street NW. The subject site is occupied by a single detached house and rear detached garage. The surrounding vicinity is comprised of low density residential development and a park is one block east of the site.

VIEW OF THE SITE, LOOKING NORTHWEST FROM THE INTERSECTION OF 108 AVENUE NW AND 152 STREET NW

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	• (RF1) Single Detached Residential Zone	• Single Detached Housing
CONTEXT		
North	• (RF1) Single Detached Residential Zone	• Single Detached Housing
South	• Local road right-of-way • (RF1) Single Detached Residential Zone	• 108 Avenue NW • Single Detached Housing
East	• Local road right-of-way • (RF1) Single Detached Residential Zone	• 152 Street NW • Single Detached Housing
West	• Road right-of-way • (RF1) Single Detached Residential Zone	• Rear lane • Single Detached Housing

PLANNING ANALYSIS

This rezoning application facilitates small scale redevelopment in a mature community. The proposed RF3 Zone retains the RF1 Zone's ability to develop single detached, semi-detached, and duplex housing at this location. Additionally, the RF3 Zone provides the opportunity for up to four units of row housing, which the applicant is interested in developing. Additionally, the RF3 Zone permits stacked row housing and apartment housing, this property is deficient in the site area required to accommodate these uses.

There is no plan in effect for High Park, however this proposal retains the neighbourhood's low density residential character while rejuvenating supply and increasing housing options. High Park is primarily comprised of single detached housing, along with several semi-detached and duplex sites and one low rise apartment. Approximately three row housing developments exist in the neighbourhood, including properties further east of the subject parcel, along 108 Avenue NW.

The subject property is a corner site with lane access. Currently, this does not meet the locational criteria recommended in the Residential Infill Guidelines. The suggested locations are across from school/park sites, adjacent to commercial or apartment uses, at neighbourhood edges, or along arterial roadways. However, this site is favourably situated in close proximity to a range of services. This property is one block from Ken Newman Park, approximately two blocks from High Park School, and within one kilometre of several other school and park sites. Commercial uses are three blocks away, along 111 Avenue NW, and additional services are in the vicinity, dispersed along 107 Avenue NW and 156 Street NW. The site is also located one block from the nearest transit stops.

This site's redevelopment is subject to Mature Neighbourhood Overlay regulations, in addition to requirements of the RF3 Zone. The Overlay ensures sensitivity to existing development by regulating elements such as setbacks, height, access, and design to achieve compatibility. These aspects are similar to what is permitted under the RF1 Zone. The regulations require the development's size and scale to respect the character of surrounding properties, in order to minimize any impacts.

Under the current RF1 Zone, this property may be subdivided to develop two single detached houses. The two resultant lots can each include a secondary or garden suite, generating a total of four dwelling units on the site. The proposed RF3 Zone retains this ability to develop four units. Additionally, it provides an opportunity to generate the same number of units using row housing's built form.

This site's current single detached house is oriented towards its flanking roadway, 108 Avenue NW. Several existing residential developments along the avenue are also in this configuration, including row housing. The applicant intends for redevelopment on the property to continue facing the flanking road. This aspect enhances the pedestrian realm by minimizing perceived massing and allowing for front yard landscaping, along 152 Street NW. It also complements the existing pattern of row housing development on 108 Avenue NW.

Although this property does not meet the locational criteria of the Residential Infill Guidelines, the site represents a good location for row housing. This built form realizes the same density that can be attained with redevelopment under the current RF1 Zone. Additionally, the row housing form provides ground oriented units, leading to an enhanced street presence.

The proposed rezoning contributes to the City's residential strategy that targets 25% of new growth in mature neighbourhoods. The potential for additional dwelling units increases local population levels to support the ongoing viability of community schools, businesses, and transit levels. Redevelopment also optimizes infrastructure that is already in place. The RF3 Zone is intended to be used for small scale residential infill, as a compatible zone with areas zoned RF1. This site's renewal indicates the neighbourhood's ability to adapt to the evolving housing needs of current residents and newcomers to the area.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE October 24, 2017	• Number of recipients: 26 • One response was received. The individual indicated a preference for single family housing, expressed concern about adding multi-family housing to the community, and questioned whether sufficient parking could be provided on the site. This respondent was advised that development must meet Zoning Bylaw development regulations, including adequate on-site parking. Information about the rezoning process was also provided.

PUBLIC MEETING	• Not held
WEBPAGE	• www.edmonton.ca/highpark

In addition to the advance notice and webpage, a rezoning sign was placed on the subject site in November 2017. While this application was being prepared for Public Hearing, one neighbourhood resident shared concern about reducing single detached housing stock. The respondent contended that all corner properties in the area contain semi-detached housing, apartments, or row housing. The individual was provided with land use information from High Park's neighbourhood demographic profile which demonstrates a prevalence of single detached housing in the community. Information about the rezoning process was also shared.

CONCLUSION

City Planning recommends that City Council APPROVE this application.

APPENDIX

1 High Park Neighbourhood Demographic Profile
2 Application Summary

HIGH PARK

NEIGHBOURHOOD DESCRIPTION

High Park was formerly part of the Town of Jasper Place, which was annexed to the City of Edmonton in 1964. The neighbourhood is bounded by four major roads: 107 and 111 Avenues, and 149 and 156 Streets. While the neighbourhood has been in existence since 1912, development in the area did not get underway until the 1950s and 1960s. The majority of homes are single-detached houses, and most of these are smaller bungalows.

Compared to other Edmonton neighbourhoods, High Park is relatively small. The streets are laid out in a grid pattern. The neighbourhood has an elementary school and two parks, and limited commercial development is concentrated along 111 Avenue. Area residents have good access to Westmount mall and to the northwest industrial district for commercial and employment needs.

High Park is possibly named after one of two High Parks in northeast England.

Population by Age and Gender

Age Group	Male	Female	Total	% of Total	City %
0-9	65	65	130	8	12
10-19	80	65	145	9	11
20-29	115	110	225	14	18
30-39	105	95	200	13	15
40-49	155	110	265	17	14
50-59	130	115	245	16	14
60-69	75	80	155	10	8
70+	95	105	200	13	8
Total	**820**	**745**	**1,565**	**100**	**100**

Marital Status (Population 15 years of age and older)

Marital Status	People	% of Total	City %
Married	600	44	45
Common-Law	130	10	9
Single (Never Legally Married)	400	30	32
Separated	40	3	2
Divorced	110	8	7
Widowed	75	6	5
Total	**1,335**	**100**	**100**

Family Households

Family Type	Households	% of Total	City %
Married Couples	295	-	-
Without Children at Home	150	34	29
With Children at Home	145	33	40
Common-Law Couples	65	-	-
Without Children at Home	45	10	9
With Children at Home	20	4	4
Total Lone-Parent Families	85	-	-
Female Parent	60	13	14
Male Parent	25	6	4
Total	**445**	**100**	**100**

Household Size

People Per Household	Households	% of Total	City %
1 Person	145	23	29
2 People	235	38	33
3 People	115	18	16
4 People	80	13	14
5 People	30	5	5
6 or More	20	3	3
Total	**625**	**100**	**100**

Source: 2011 Census of Canada, Statistics Canada

Note: totals may not sum due to random rounding

2010 Household Income

Household Income in 2010	Households	% of Total	City %
Under $10,000	35	5	5
$10,000 to $19,999	40	6	6
$20,000 to $29,999	35	5	7
$30,000 to $39,999	70	11	8
$40,000 to $49,999	60	9	8
$50,000 to $59,999	40	6	8
$60,000 to $79,999	85	13	14
$80,000 to $99,999	75	12	12
$100,000 to $124,999	60	9	11
$125,000 to $149,999	60	9	7
$150,000 and Over	85	13	14
Total	**645**	**100**	**100**
Median Household Income	**$71,325**	**-**	**$72,248**
Average Household Income	**$87,927**	**-**	**$90,340**

Highest Level of Education (Population 15 years of age and older)

Education Level	People	% of Total	City %
No Certificate, Diploma or Degree	420	30	18
High School Diploma or Equivalent	330	24	26
Apprenticeship or Trades Certificate or Diploma	175	13	9
College or Other Non-University Certificate or Diploma	260	19	18
University Certificate or Diploma Below Bachelor Level	0	0	5
University Certificate or Diploma at Bachelor Level or Above	195	14	24
Total	**1,380**	**100**	**100**

Population by Ethnic Origin

Ethnic Origins	People	% of Total	City %
European Origins	365	19	15
British Isle Origins	555	28	29
Other North American Origins (Includes Canadian)	485	25	15
French Origins	195	10	9
Aboriginal Origins	150	8	5
Latin, Central, and South American Origins	0	0	2
Caribbean Origins	25	1	1
South Asian Origins	30	2	6
West Central Asian and Middle Eastern Origins	0	0	3
East and Southeast Asian Origins	165	8	12
African Origins	0	0	3
Oceania Origins	0	0	0
Total	**1,970**	**100**	**100**

Note: The sum of ethnic groups in this table is greater than the total population count because an individual may report more than one ethnic origin.

Source: 2011 Census of Canada, Statistics Canada

Note: totals may not sum due to random rounding

Population by Mobility Status (Based on address 5 years previous)

Mobility	People	% of Total	City %
Non-movers	925	61	53
Moved From Elsewhere in Edmonton	375	25	28
Moved From Elsewhere in Alberta	120	8	5
Moved From Elsewhere in Canada	50	3	7
Moved From Outside Canada	35	2	7
Total	**1,505**	**100**	**100**

Residential Units by Structure Type

Type of Unit	Units	% of Total	City %
Single-Detached House	550	89	51
Semi-Detached House, Duplex	65	10	7
Row House	0	0	10
Apartment Building (5+ Stories)	0	0	8
Apartment Building (< 5 Stories)	5	1	23
Moveable Dwelling	0	0	1
Other	0	0	0
Total	**620**	**100**	**100**

Period of Construction

Year of Construction	Units	% of Total	City %
1960 or Before	395	64	18
1961-1980	190	31	35
1981-1990	15	2	15
1991-2000	0	0	11
2001-2005	0	0	11
2006-2011	20	3	10
Total	**620**	**100**	**100**

Occupied Private Dwellings by Tenure

Housing by Tenure	Number	% of Total	City %
Owner Occupied	505	78	65
Renter Occupied	145	22	35
Total	**650**	**100**	**100**

Journey to Work (Employed Labour Force)

Transportation Method	People	% of Total	City %
Car, Truck, Van - as Driver	645	75	72
Car, Truck, Van - as Passenger	55	6	6
Public Transit	110	13	15
Walked	20	2	5
Bicycle	15	2	1
Other Methods	20	2	1
Total	**865**	**100**	**100**

Source: 2011 Census of Canada, Statistics Canada

Note: totals may not sum due to random rounding

NEIGHBOURHOOD PROFILE
2014 NEIGHBOURHOOD EXISTING LAND USE
HIGH PARK

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Exisiting Land Use

One Unit Dwelling	Other Residential	Recreation and Open Space
Two Unit Dwelling	Commercial	Agriculture
Multiple Dwelling Units	Industrial and Utilities	Transportation
Apartments	Institutional	Vacant (Undeveloped/Undefined)
Apartments High Rise	Religious Assembly	No Data / Unknown

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Map compiled by:
Geospatial Services Unit
Urban Planning and Environment Branch

THE CITY OF Edmonton SUSTAINABLE DEVELOPMENT

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw:	18265
Location:	North of 108 Avenue NW and west of 152 Street NW
Address:	15202 - 108 Avenue NW
Legal Description:	Lot 3, Block 32, Plan 3813HW
Site Area:	Approximately 690 square metres
Neighbourhood:	High Park
Ward - Councillor:	1 - Andrew Knack
Notified Community Organization:	High Park Community League
Applicant:	Camille and Thouria Chamoun

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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