



PLAN AMENDMENT AND REZONING BEVERLY HEIGHTS NEIGHBOURHOOD

11439 - 44 Street NW

To allow for low density residential uses.



RECOMMENDATION AND JUSTIFICATION

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

- provides an opportunity for small scale infill development;
- increases the housing choice in the neighbourhood, without negatively impacting the surrounding residential development; and
- generally conforms to the Abbottsfield/Rundle Heights Community Development Plan by providing a mix of housing types.

THE APPLICATION

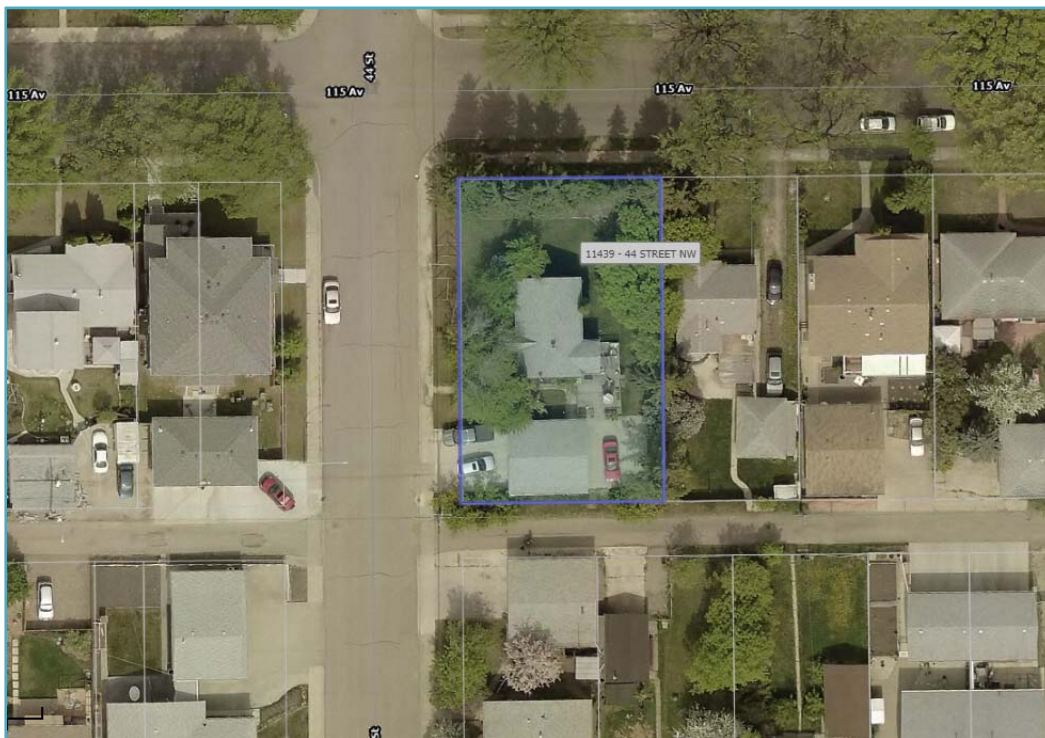
1. RESOLUTION to amend the Abbotsfield/Rundle Heights Community Development Plan to update the map "Amendment to Beverley Heights Land Use Districts" to reflect the associated proposed rezoning.
2. BYLAW 18221 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone. The applicant's intent is to accommodate up to four row housing dwellings.

In addition to single detached, duplex, semi-detached, and row housing the RF3 zone allows for stacked row housing and apartment housing. Due to the size of the site, and the regulations of the RF3 zone and the Mature Neighbourhood Overlay, stacked row housing and apartment housing are unable to be constructed on this site without significant variances to development regulations and the site's size would only allow up to four dwelling units.

SITE AND SURROUNDING AREA

The site is a corner lot on 115 Avenue NW and 44 Street NW in an area of low density residential development.

A duplex on an (RF4) Semi-detached Residential zone site is located across 44 Street to the west. A neighbourhood park on the block 90 metres to the east on 115 Avenue, and Beverley Heights Park is 220 metres east on 115 Avenue. This lot is approximately 835 m² with a 23 m frontage and a 36 m depth.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF1) Single Detached Residential Zone	Single Detached Housing
CONTEXT		
North	(RF1) Single Detached Residential Zone	Single Detached Housing
East	(RF1) Single Detached Residential Zone	Single Detached Housing
South	(RF1) Single Detached Residential Zone	Single Detached Housing
West	(RF4) Semi-detached Residential Zone	Semi-detached Housing



VIEW OF SITE LOOKING EAST FROM 44 AVENUE NW

PLANNING ANALYSIS

The proposed rezoning would allow for low density re-development of a large residential corner lot in a mature neighbourhood. The RF3 zone would permit up to four row housing dwellings on the site which will increase housing diversity in the area.

The proposed rezoning generally conforms to the Abbotsfield/Rundle Heights Community Development Plan which provides direction to maintain low density character of the community and encourage new low density development in the Beverley Heights neighbourhood. Additional housing options provide opportunities for residents to remain in their community as income status changes and this is supported by plan's direction to encourage more senior's housing. Due to this site's proximity to local parks, transit, and existing semi-detached development, this application supports the plan's direction to encourage a mix of appropriate residential uses.

The regulations in the RF3 zone and the Mature Neighbourhood Overlay will restrict height, setbacks, vehicle access, and design of the proposed row house to ensure the size and scale of the development are within the character of the surrounding neighbourhood. These regulations ensure that impacts on adjacent properties are minimized, as they require sufficient separation between new development and the single detached houses to the east and across the lane to the south.

The subject site is located near various neighbourhood amenities including a local park 90 metres east on 115 Avenue NW, and the Beverley Heights Park 220 metres to the west on 115 Avenue NW. Additionally, the Lawton School site is located 210 metres to the north east on 116 Avenue NW. Public transit stops are located on 114 Avenue NW which connect with the stadium LRT Station 3 kilometres to the west.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE August 17, 2017	<ul style="list-style-type: none">• Number of recipients: 69• Number of responses with support: 0• Number of responses with concerns: 4
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Administration received comments from four residents living in the neighbourhood about concerns with the proposed rezoning. Three residents emailed with concerns about a “four-plex” being constructed on the property. Three of these respondents indicated support for a duplex, semi-detached or two single detached dwellings instead. One resident expressed concerns with the potential for a building more than 2 storeys to be built on the site.

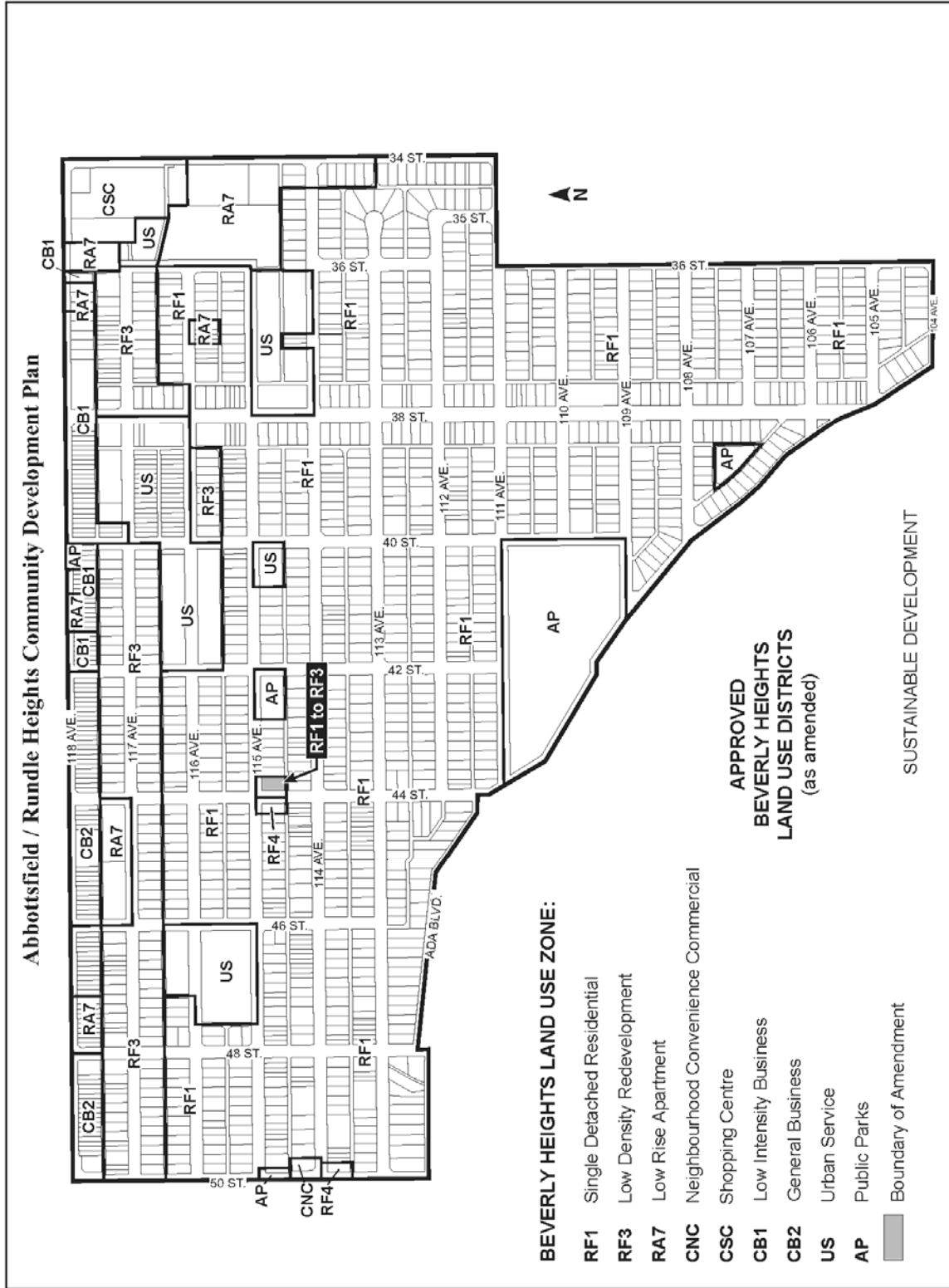
Administration provided information via email and phone conversation in response to these concerns. The regulations of the RF3 zone and the Mature Neighbourhood Overlay regulate the built form of row housing to ensure it integrates with neighbouring dwellings and includes restrictions on heights which prohibit developments greater than 10 meters in height.

CONCLUSION

City Planning recommends that City Council APPROVE this application.

APPENDICES

- 1 Neighbourhood Context Map
- 2 Application Summary



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning and Plan Amendment
Bylaw:	18221
Location:	South of 115 Avenue NW and east of 44 Street NW
Address:	11439 – 44 Street NW
Legal Descriptions:	Lot 13, Block 21, Plan 2668HW
Site Area:	834.7 m ²
Neighbourhood:	Beverly Heights
Ward - Councillor:	7 - Caterina
Notified Community Organizations:	Beverly Heights Community League
Applicants:	Bard Golightly and Vincent Laberge

PLANNING FRAMEWORK

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

Written By:
Approved By:
Branch:
Section:

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