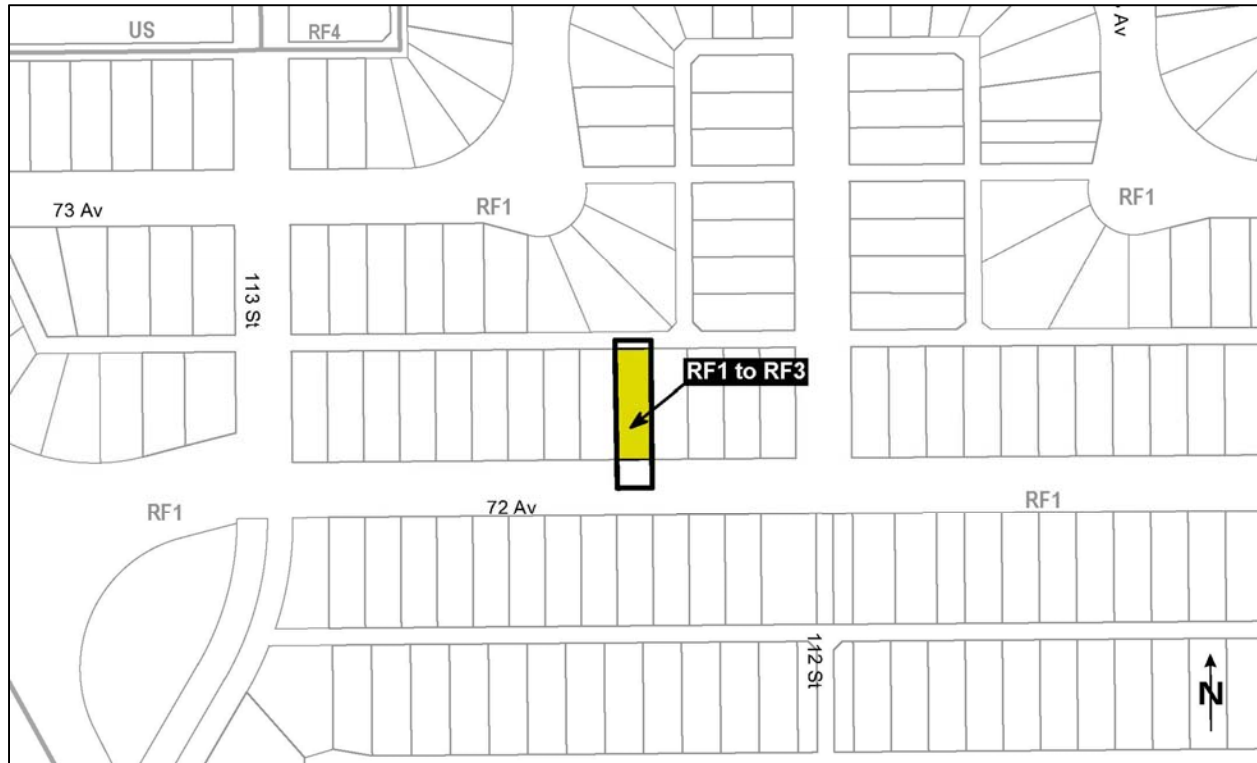




REZONING MCKERNAN

11218 - 72 AVENUE NW

To allow for Single Detached Housing, Semi-detached Housing, and Duplex Housing.



RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because:

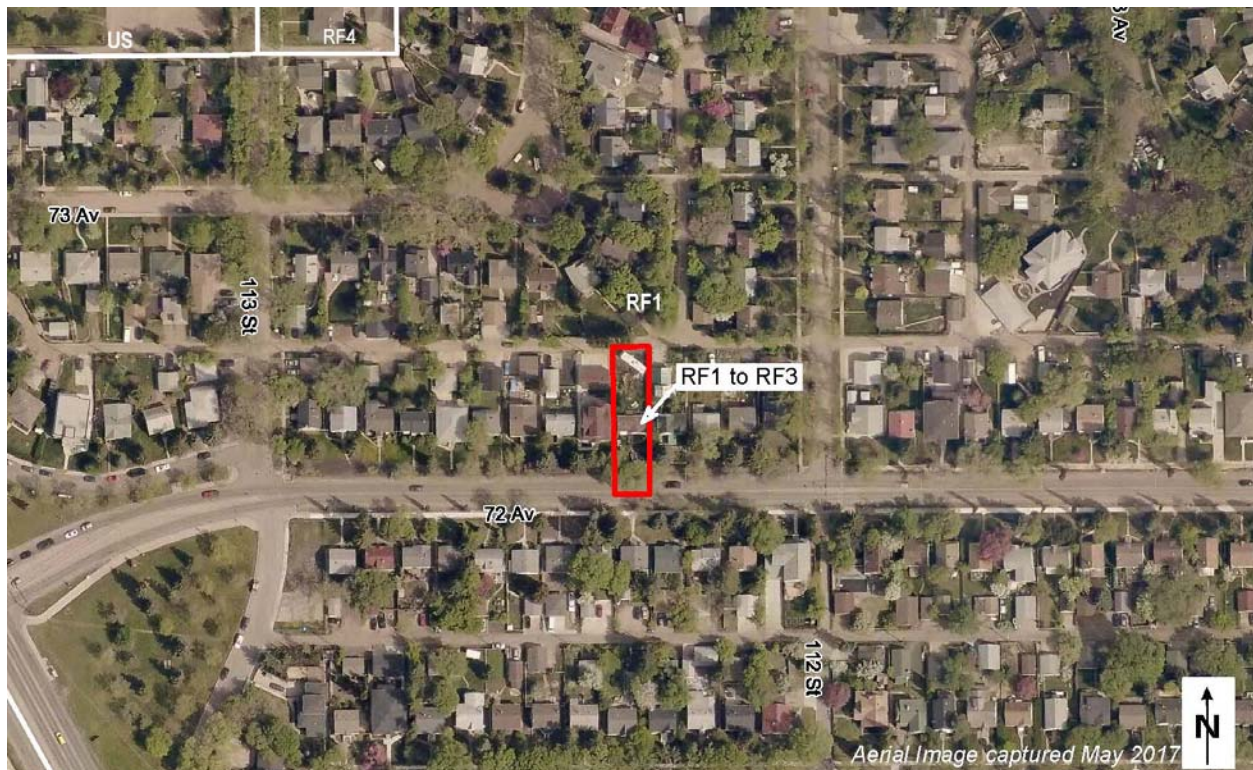
- The application provides the opportunity to diversify housing options in the community; and
- It is in conformance with the McKernan-Belgravia Station Area Redevelopment Plan.

THE APPLICATION

1. BYLAW 18228 to amend the Zoning Bylaw to RF3 Small Scale Infill Development Zone.

The application proposes to rezone from the existing RF1 Single Detached Residential Zone to RF3 Small Scale Infill Development Zone. The RF3 zone would allow for single detached housing and semi-detached housing while allowing small-scale conversion and infill redevelopment. Given this site size and location, housing opportunities include single-detached, semi-detached, and duplex housing. The applicant is proposing a duplex development, which is a permitted use under the RF3 zone, versus being a discretionary use under the RF1 zone. This conforms with the statutory plan in effect.

SITE AND SURROUNDING AREA



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	(RF1) Single Detached Residential Zone	Single Detached House



VIEW OF SITE FACING NORTH



VIEW OF SITE FACING SOUTH FROM LANE

PLANNING ANALYSIS

LAND USE COMPATIBILITY

The RF3 Zone is intended to be used for small-scale infill residential development, as a compatible zone with areas under RF1 zoning. Based upon the size of this lot, single detached, semi-detached, and duplex housing configurations would be possible. These residential typologies are compatible with the surrounding predominantly single-detached housing. The Mature Neighbourhood Overlay will continue to apply ensuring sensitively scaled infill.

PLANS IN EFFECT

This area is subject to the McKernan-Belgravia Station Area Redevelopment Plan (ARP). The ARP designates this site as part of the "Residential (Single, Small-Scale Infill)" area.

Policy direction specific to this part of the community is found in the ARP under section 4.4.6 Neighbourhood Infill. The proposed rezoning conforms with this policy direction "to support modest intensification through small scale neighbourhood infill. In these locations redevelopment should be limited to construction of garden/garage suites, duplexes and semi-detached dwellings with row housing and apartment housing up to four dwellings per site."

Specifically, section 4.4.6, Policy 5: "Allow small scale infill (secondary suites, garden suites, garage suites, duplexes, semi-detached, row housing and apartment housing with up to four dwelling units per site) in locations specified in the Zoning Bylaw 12800."

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE October 13, 2017	<ul style="list-style-type: none">• Number of recipients: 35• 3 responses received• Number of responses in support: 0• Number of responses with concerns: 3• Common comments included: Concerns about adding density throughout the neighbourhood, traffic.
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEB PAGE	<ul style="list-style-type: none">• www.edmonton.ca/planningapplications

CONCLUSION

City Planning recommends that City Council APPROVE this application.

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw:	18228
Location:	North of 72 Avenue NW and west of 112 Street NW
Address:	11218 - 72 Avenue NW
Legal Description:	Lot 28 Block 10 Plan 1324HW
Site Area:	514 m ²
Neighbourhood:	McKernan
Ward - Councillor:	8 - Ben Henderson
Notified Community Organization(s):	McKernan District Community League, Parkallen Community Association
Applicant:	Greg Suchora

PLANNING FRAMEWORK

Current Zone and Overlays:	(RF1) Single Detached Residential Zone, Mature Neighbourhood Overlay
Proposed Zone and Overlay:	(RF3) Small Scale Infill Development Zone, Mature Neighbourhood Overlay
Plans in Effect:	McKernan-Belgravia Station Area Redevelopment Plan
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Sean Lee
Tim Ford
City Planning
Planning Coordination