



REZONING APPLICATION GLENWOOD

9741 & 9745 – 157 Street NW

To provide the opportunity for row housing for an urban setting that includes smaller yards, greater height, orientation to a public street, and greater attention to architectural detail.



RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because it:

- Conforms to the Jasper Place Area Redevelopment Plan,
- Provides appropriate transition between high density apartments and low density single detached housing, and
- Provides appropriate increase in density.

THE APPLICATION

Bylaw 18188 proposes to rezone land from (RF1) Single Detached Residential Zone to (UCRH) Urban Character Row Housing Zone in Glenwood, at the southeast corner of 157 Street NW and 98 Avenue NW.

This application is in conformance with the Jasper Place Area Redevelopment Plan.

SITE AND SURROUNDING AREA

The 0.14 ha site is situated in the Glenwood neighborhood at the intersection of 157 Street NW and 98 Avenue NW. There are currently two single detached houses on the site.

To the west, north and south of the site are Single Detached Houses. East across the lane is the 3-storey Stonegate Apartments, while to the northwest of the site is the Meadowlark Christian School.

MAP OF APPLICATION AREA



	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF1) Single Detached Residential Zone	2 Single Detached Houses
CONTEXT		
North	(RF1) Single Detached Residential Zone	Single Detached House
East	(RA7) Low Rise Apartment Zone	3 Storey Stonegate Apartments
South	(RF1) Single Detached Residential Zone	Single Detached House
West	(RF1) Single Detached Residential Zone	Single Detached Houses



LOOKING NORTHEAST FROM 157 STREET NW



LOOKING SOUTHEAST FROM 157 STREET NW

PLANNING ANALYSIS

LAND USE COMPATIBILITY

This site is located in the eastern portion of the Glenwood neighborhood, one block west of 156 Street NW. The site consists of two lots, currently utilized for single detached housing. Across the east lane are 3 storey walk up apartment buildings which act as a buffer to the arterial traffic, and a future LRT line along 156 Street NW.

The Jasper Place Area Redevelopment Plan identifies this site for transit oriented housing due to its proximity to the future LRT. The proposed conforms with the Plan as row housing is identified as a form of transit oriented housing.

The Urban Character Row Housing Zone, which has a maximum height of 12.0 metres, provides an appropriate transition from the higher density apartment housing (16.0 metres) adjacent to 156 Street NW, and the single detached housing (8.9 metres) across 157 Street NW to the west.

The proposed zoning is compatible with surrounding land uses as it allows additional density in an appropriate location identified by the Plan, it respects existing development, contributes to

improved safety by ensuring at-grade entrances for all units, and provides increased density near a future LRT line.

TECHNICAL REVIEW

Comments from all other affected City Departments and utility agencies have been addressed.

PUBLIC ENGAGEMENT

ADVANCE NOTICE July 12, 2017	<ul style="list-style-type: none">• Number of recipients: 108• No responses received.
--	--

CONCLUSION

City Planning recommends that City Council APPROVE this application.

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw:	18188
Location:	Southeast corner of 157 Street NW and 98 Avenue NW
Addresses:	9741 & 9745 – 157 Street NW
Legal Descriptions:	Lots 9-10, Block 19, Plan 2298HW
Site Area:	0.14 ha
Neighbourhood:	Glenwood
Ward - Councillor:	1 – Andrew Knack
Notified Community Organization:	Glenwood Community League West Jasper-Sherwood Community League
Applicant:	Erfrey Tamon

PLANNING FRAMEWORK

Current Zone and Overlay:	(RF1) Single Detached Residential Zone with the Mature Neighborhood Overlay
Proposed Zone and Overlay:	(UCRH) Urban Character Row Housing Zone
Plan in Effect:	Jasper Place Area Redevelopment Plan
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Mark Harrison
Tim Ford
City Planning
Planning Coordination