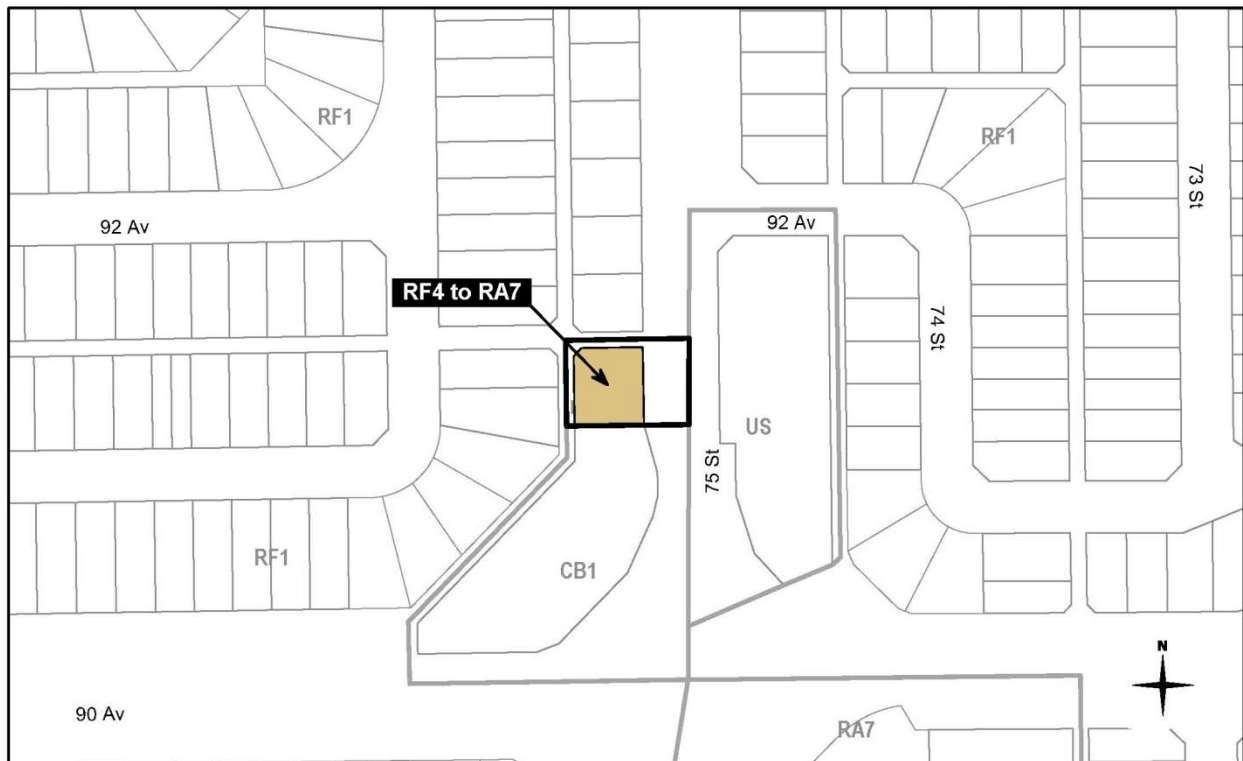




REZONING APPLICATION HOLYROOD

9114 - 75 STREET NW

To allow for the continued use of a developed apartment building as Low Rise Apartment Housing.



RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because:

- It is compatible with surrounding development;
- It is in conformance with the Residential Infill Guidelines (RIGs); and
- It continues to provide housing options for the community.

THE APPLICATION

1. BYLAW 18189 to amend the Zoning Bylaw to (RA7) Low Rise Apartment Zone.

This site is developed with a low-rise building that contains multiple residential units. The property was referred to the City for secondary suite compliance matters, due to the operation of multiple residential units in contravention of the (RF4) Semi-detached Residential Zone. The owner has applied for rezoning to (RA7) Low Rise Apartment Zone to bring the property into compliance with the Zoning Bylaw, and to continue operation of a small scale apartment.

SITE AND SURROUNDING AREA

The property is located adjacent to the 75 Street NW service road. 75 Street is a major arterial road. To the south, the property borders a commercial strip mall. Immediately to the west and north the property is bordered by Lanes.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF4) Semi-Detached Residential Zone	Low-rise building with multiple residential units.
CONTEXT		
North	(RF1) Single Detached Residential Zone	Single Detached Houses

East	(US) Urban Services Zone	Religious Assembly
South	(CB1) Low Intensity Business Zone	Commercial strip mall
West	(RF1) Single Detached Residential Zone	Single Detached Houses



VIEW OF THE SITE FACING NORTHWEST FROM 75 ST



VIEW OF THE SITE FACING SOUTHWEST

PLANNING ANALYSIS

LAND USE COMPATIBILITY

The existing building contains four dwelling units, with two main floor and two in the basement. The development provides adequate parking to the rear, with access from the lane. The provisions of the RA7 zone would greatly restrict any future redevelopment of the site. The site size would provide for a maximum 10 residential units if redeveloped; however, the actual feasible number of residential units is likely to be lower when the setbacks and amenity area requirements of the RA7 zone are considered.

As the existing building and any possible future development is restricted to a small scale apartment, zoning under RA7 is appropriate for this location. The site abuts a commercial strip mall to the south, and fronts 75 Street NW to the east. This provides excellent vehicular access to the site. The site is separated from neighbouring residential development by lanes to the north and west.

PLANS IN EFFECT

There is no Plan in Effect for Holyrood.

APPLICABLE GUIDELINES

Residential Infill Guidelines (RIGs)

This site fits the criteria from the Residential Infill Guidelines for Low Rise Apartments. The RIGs prescribe that these sites should be along arterial roads, and at corner sites or adjacent to commercial sites to transition between commercial and lower scale residential. This site provides adjacency to a commercial site and transitions to lower scale density, as well as being located along an arterial road.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE September 5, 2017	<ul style="list-style-type: none">• Number of recipients: 21• No responses received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held.
WEB PAGE	<ul style="list-style-type: none">• Posted on the Planning Applications webpage

CONCLUSION

City Planning recommends that City Council APPROVE this application.

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw:	18189
Location:	North of 90 Avenue NW and west of 75 Street NW
Address:	9114 - 75 Street NW
Legal Description:	Plan 1844KS Block 23 Lot B
Site Area:	0.08 Ha
Neighbourhood:	Holyrood
Ward - Councillor:	8 - Ben Henderson
Notified Community Organization:	Holyrood Community League, Kenilworth Community League, South East Community Leagues Association Area Council
Applicant:	Clark Rochat

PLANNING FRAMEWORK

Current Zone and Overlay:	(RF4) Semi-detached Residential Zone (MNO) Mature Neighbourhood Overlay
Proposed Zone:	(RA7) Low Rise Apartment Zone
Plan in Effect:	None
Historic Status:	None

Written By:
Approved By:
Department:
Section:

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