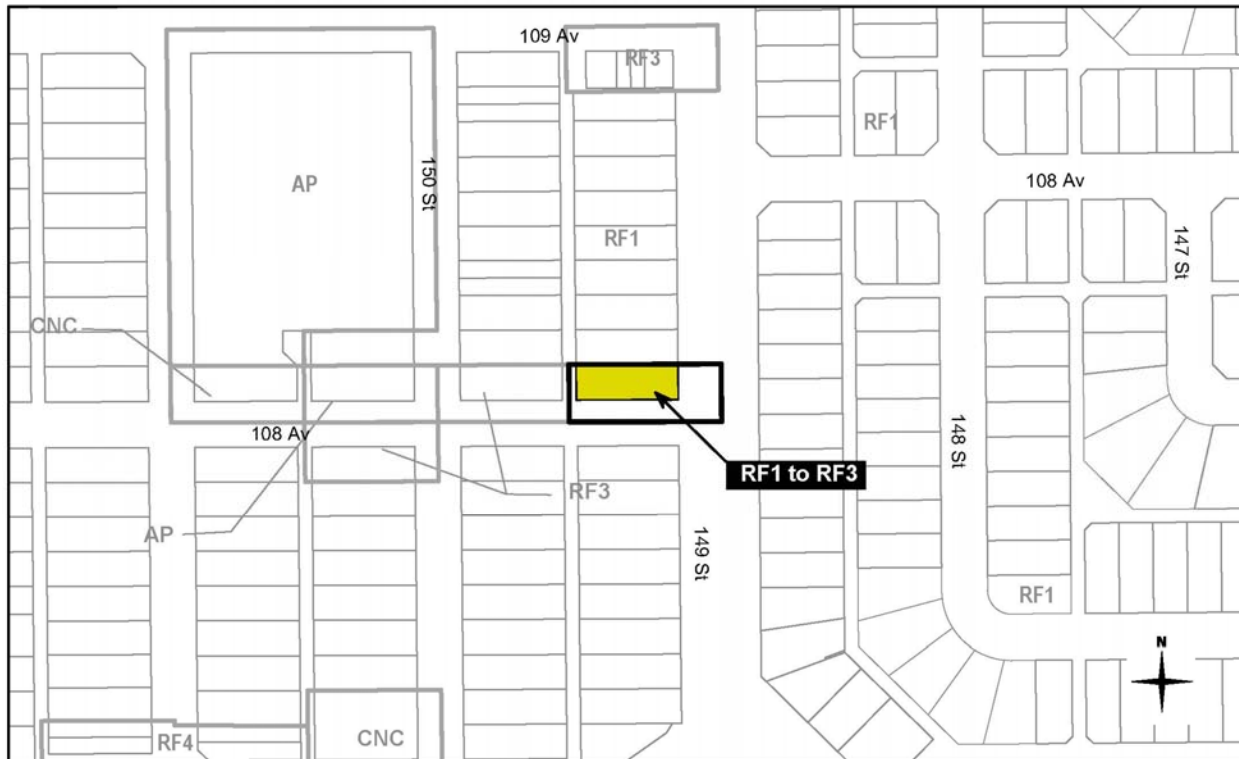




REZONING APPLICATION HIGH PARK NEIGHBOURHOOD

10802 – 149 Street NW

To allow for a small scale row housing development in the High Park neighbourhood.



RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because:

- it provides an opportunity for small scale infill development that will increase the housing choices in the neighbourhood;
- it is compatible with surrounding low density housing; and
- it generally complies with the Residential Infill Guidelines.

THE APPLICATION

Through Bylaw 18191, the applicant proposes 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 a row housing development with four dwellings.

SITE AND SURROUNDING AREA

The subject site is in an area of low density residential development in the High Park neighbourhood. It is a corner lot at 108 Avenue NW and 149 Street NW, with direct access to a lane and fronts 149 Street NW, an arterial road to the east.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USES
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	Arterial Road - 149 Street NW Single Detached House
South	(RF1) Single Detached Residential Zone	Local Road - 108 Avenue NW Single Detached House
West	(RF3) Small Scale Infill Development Zone	Lane Single Detached House



VIEW OF SITE LOOKING NORTH FROM 108 AVENUE NW

PLANNING ANALYSIS

LAND USE COMPATIBILITY

The proposed rezoning will facilitate the re-development of a corner lot in a mature neighbourhood. A building with four row housing units is low density, small-scale, and compatible with the adjacent single detached houses. The proposed rezoning will allow four additional dwelling units on the site and would increase the housing diversity of the area.

Development regulations, including the mature neighbourhood overlay, will restrict the setbacks, design, vehicle access and height of the proposed row housing development to ensure compatibility and that there is sufficient separation between new development and the single detached house to the north.

The RF3 Zone also allows for single and semi-detached, duplex, stacked row and apartment housing. However, based on the site size and regulations of the Mature Neighbourhood Overlay, stacked row housing and apartment housing cannot be developed without the need for

significant variances. The regulations in the RF3 Zone also ensure a maximum of four dwellings can be built on the site, regardless of which form is pursued.

The High Park neighbourhood does not have a Neighbourhood Plan to guide development. While the Residential Infill Guidelines do not recommend row housing to be fronting a flanking side road on a corner site, this site is on an arterial road and there is an existing pattern in the immediate area of these types of corner sites being zoned RF3.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE May 18, 2017	<ul style="list-style-type: none">• Number of recipients: 32• Number of responses asking for additional information: 1• Number of responses in support: 0• Number of responses with concerns: 0
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City Planning received one letter asking for additional information on the nature of the application and home-based business uses under the current and proposed zones. In response to the inquiry, City Planning clarified that home-based business uses are the same under both Zones.

CONCLUSION

City Planning recommends that City Council APPROVE this application.

APPENDICES

- 1 Neighbourhood Context Map
- 2 Application Summary

NEIGHBOURHOOD PROFILE
2014 NEIGHBOURHOOD EXISTING LAND USE
HIGH PARK



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

Existing 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

The City of Edmonton disclaims any liability for the use of this map.



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw:	18191
Location:	North of 108 Avenue NW and west of 149 Street NW
Address:	10802 – 149 Street NW
Legal Descriptions:	Lot 20, Block 68, Plan 965AH
Site Area:	681 m ²
Neighbourhood:	High Park
Ward - Councillor:	1 – Andrew Knack
Notified Community Organizations:	High Park Community League and McQueen Community League
Applicant:	Ikwinder Chadha

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:	None
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

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