

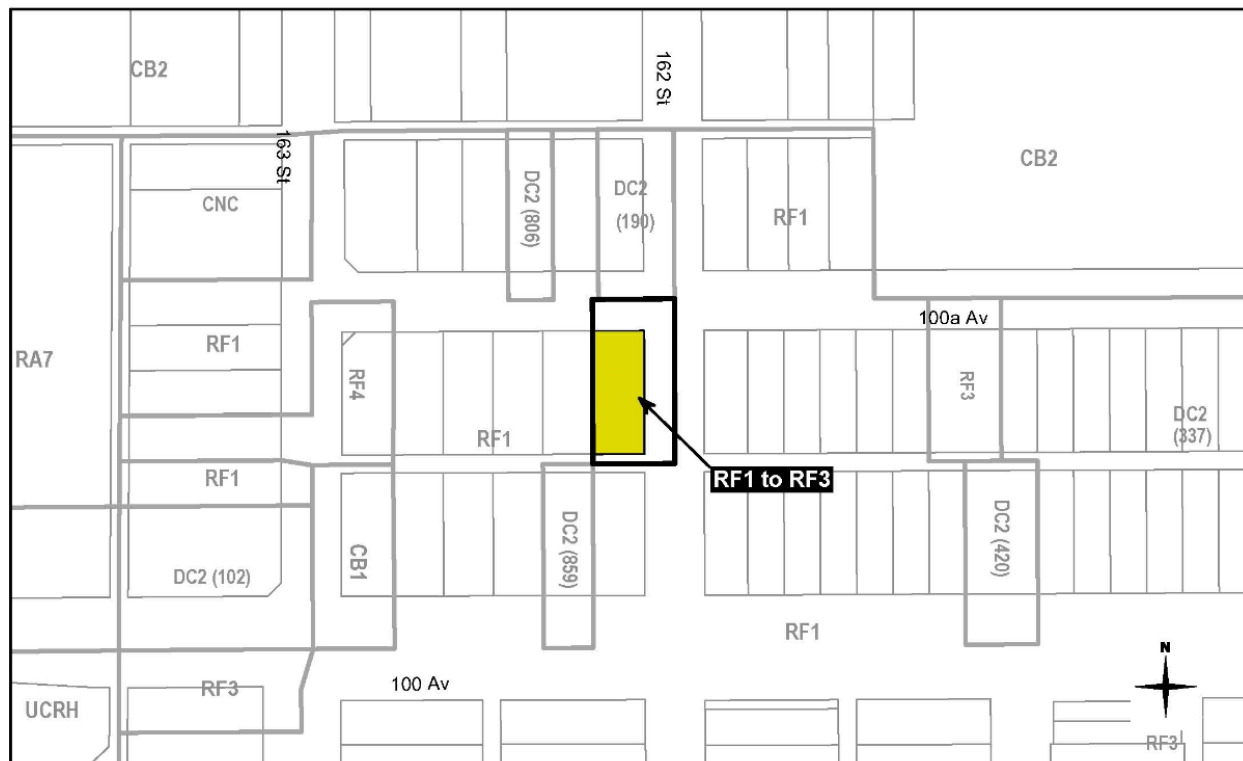


REZONING APPLICATION

GLENWOOD

16201 - 100A AVENUE NW

To allow for development of row housing.



RECOMMENDATION + JUSTIFICATION

Sustainable Development is in SUPPORT of this application because:

- It complies with the objectives and intent of the Jasper Place Area Redevelopment Plan,
- promotes limited residential infill at an appropriate location, and
- satisfies the technical and servicing requirements.

THE APPLICATION

Bylaw 18101 proposes to rezone the subject site from (RF1) Low Density Infill Zone to (RF3) Small Scale Infill Development Zone. It is the applicant's intent to demolish the existing single family home and develop a 4 unit row housing.

SITE + SURROUNDING AREA

The subject site is located at the south west corner of 162 Street NW and 100A Avenue NW and is currently occupied by a single detached dwelling.

The proposed rezoning is within the Glenwood neighbourhood which is predominantly zoned (RF1) Single Detached Residential Zone. The lands surrounding the subject site are generally developed with single-detached housing.

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF1) Single Detached Residential Zone	Single detached dwelling
SURROUNDING AREA		
North	(DC2) Site Specific Direct Control	Health services building
East	(RF1) Single Detached Residential Zone	Single detached dwelling
South	(DC2) Site Specific Direct Control	Daycare
West	(RF1) Single Detached Residential Zone	Single detached dwelling



AIR PHOTO OF SITE

PLANNING ANALYSIS

The Glenwood neighbourhood is within the Jasper Place Area Redevelopment Plan (ARP), adopted by Edmonton City Council on August 24, 2015 (Bylaw 17260). The plan seeks to provide opportunities for a range of housing options in proximity to services and transit and to support a vibrant and safe shopping street. Policy G3 of the Plan encourages a “range of ground oriented housing options in proximity to services and transit along a key transit corridor”. The subject site is within 400 m of both an existing ETS Transit Centre, bus routes on Stony Plain Road and the future 156 Street/Stony Plain Road LRT station. The proposed rezoning supports the policies of the ARP and is compatible with adjacent planned and existing land uses. The proposed rezoning supports residential infill that is sensitive in scale to existing development. Given the lot size, it is possible to develop a 4 unit rowhouse.

Finally, as the subject site falls within the boundaries of the Mature Neighbourhood Overlay, any new development on this lot will be required to meet the Mature Neighbourhood Overlay and be sensitive in scale to the adjacent existing development.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

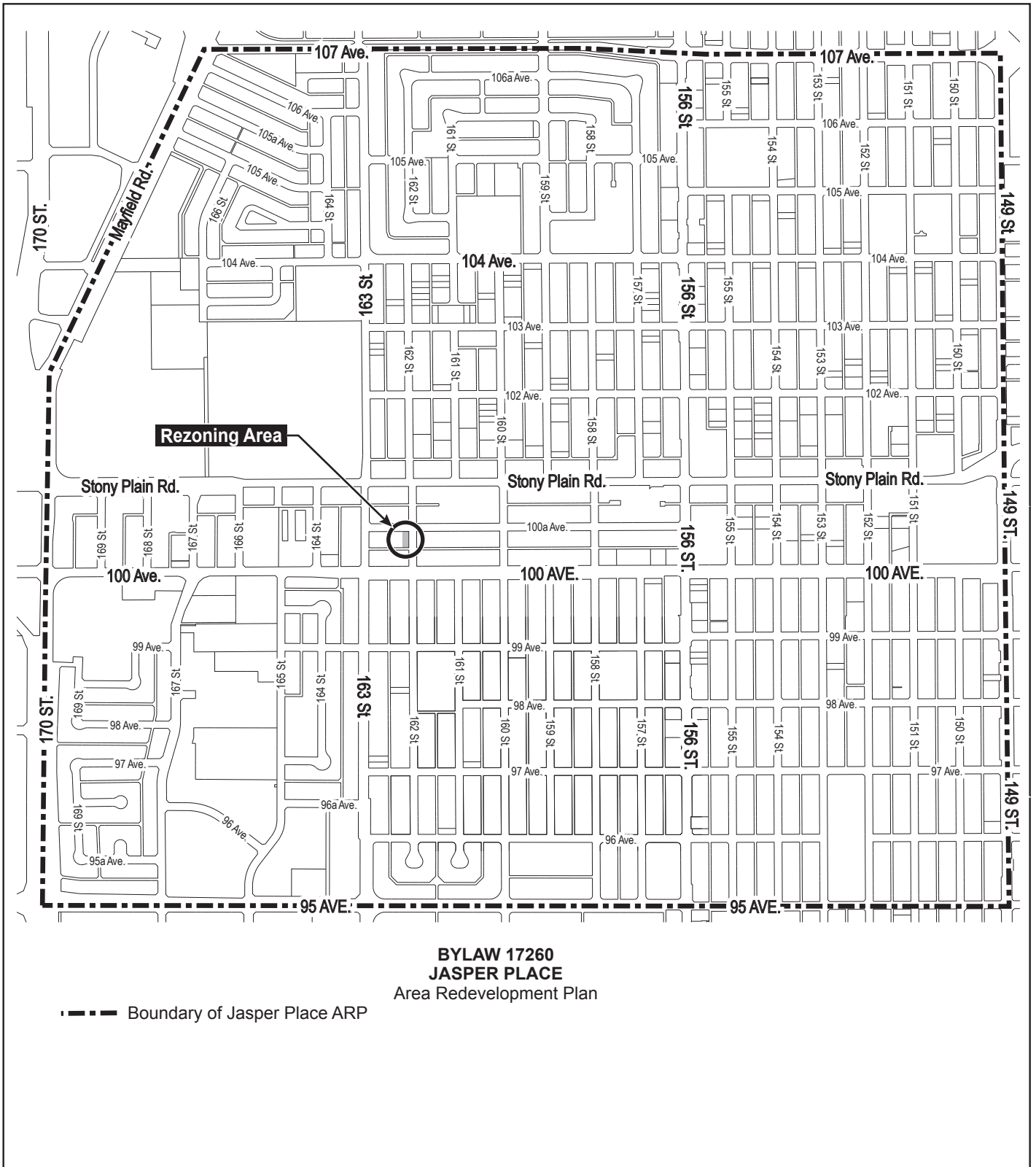
ADVANCE NOTICE January 17, 2017	<ul style="list-style-type: none">• Number of recipients: 10• No responses received
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CONCLUSION

City Planning recommends that City Council APPROVE this application.

ATTACHMENTS

- 1 Plan in Effect Map (Jasper Place Area Redevelopment Plan)
- 2 Application Summary



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Application Purpose:	to develop row housing
Bylaw:	18101
Location:	West of 162 Street and north of 100 A Avenue NW
Address:	10252 151 Street NW
Legal Description(s):	Lot 1, Block 4A Plan 2169HW
Site Area:	0.271
Neighbourhood:	Glenwood
Ward - Councillor:	4 – Andrew Knack
Community League(s):	NA
Applicant:	Black Sea Homes
Property Owner:	Black Sea Homes

PLANNING FRAMEWORK

Current Zone(s):	(RF1) Single Detached Residential Zone
Proposed Zone(s):	(RF3) Small Scale Infill Development Zone
Plan(s) in Effect:	Jasper Place Area Redevelopment Plan
Land designation(s):	Residential
Overlay(s):	MNO
Historic Status:	None

REPORT

Written By:	Don Read
Approved By:	Tim Ford
Branch:	City Planning
Section:	Planning Coordination