REZONING APPLICATION
CRESTWOOD

9835 - 149 STREET NW

To allow for small scale residential infill.

AERIAL VIEW OF APPLICATION AREA

RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application on the basis that proposed development is:

- compatible with the surrounding existing land uses,
- complies with the objectives and intent of Residential Infill Guidelines, and
- meets the technical requirements of affected Civic Departments and utility agencies.

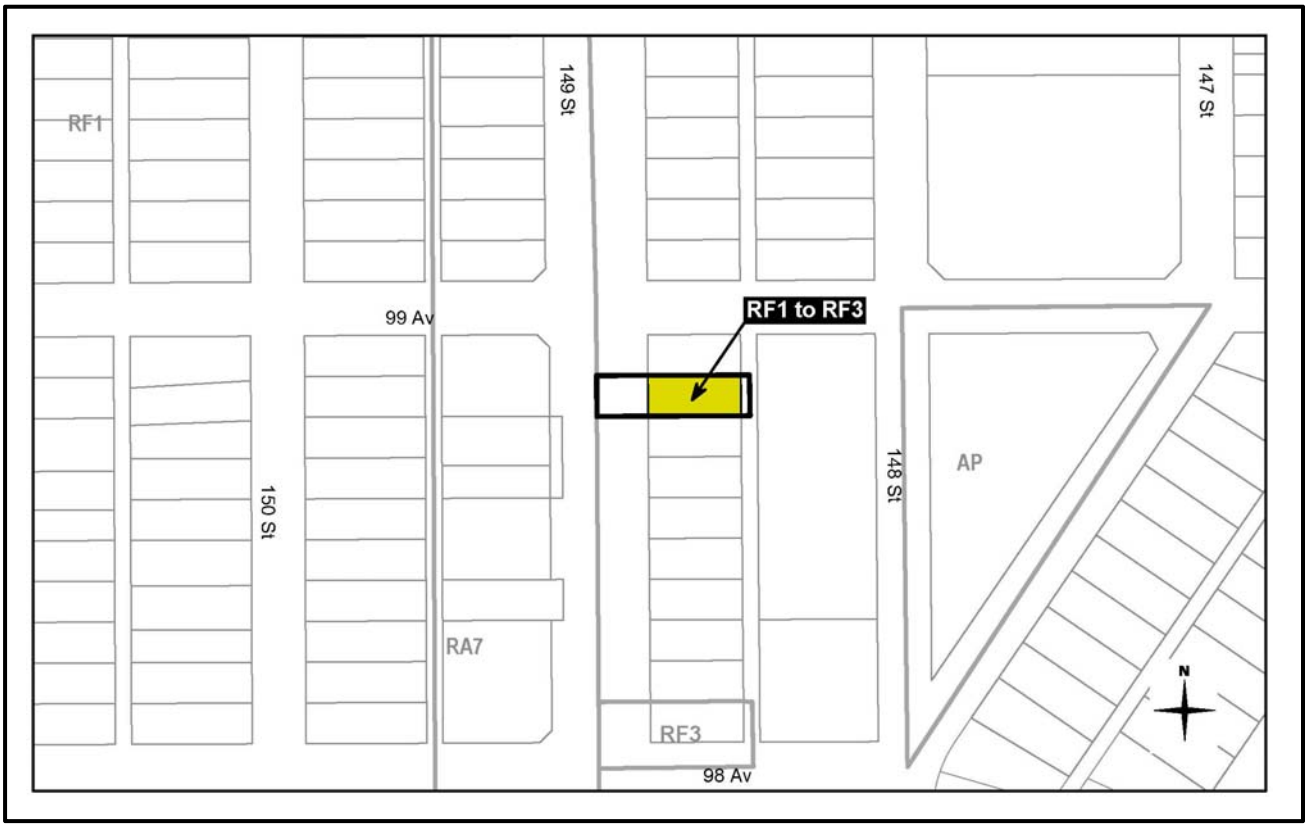
THE APPLICATION

BYLAW 18141 to amend the Zoning Bylaw to rezone one lot from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone to allow for small-scale residential infill development, including single, semi-detached, duplex, row and apartment housing within an established neighbourhood.

The applicants stated intent is to develop Semi-Detached housing on this site. Semi-detached housing is a discretionary use under the (RF1) Single Detached Residential Zone whereas, under the (RF3) Small Scale Infill Development Zone, it is a permitted use. The applicant seeks the certainty of the proposed zone.

SITE AND SURROUNDING AREA

The application area of 529.43m2 is currently zoned RF1. The site is occupied by a single detached house and one detached garage. The subject site is located on the east side of 149 Street NW, a busy arterial road, and south of 99 Avenue NW.



	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF1) Single Detached Residential Zone	Single Detached House and rear detached garage
CONTEXT		
North	(RF1) Single Detached Residential Zone	Single Detached House
East	(RF1) Single Detached Residential Zone	Religious Assembly and accessory parking lot (St. John the Evangelist Catholic Parish)
South	(RF1) Single Detached Residential Zone	Single Detached House
West	(RA7) Low Rise Apartment Zone	3 Storey apartment building

PLANNING ANALYSIS

The subject site is located at the edge of the Neighbourhood, adjacent to a busy arterial road (149 Street). While the *Residential Infill Guidelines* would allow for the construction of Row housing developments in this location the site is not large enough to support Row housing.

The proposed semi-detached dwelling is generally a lower intensity residential use than Row housing, the maximum intensity permitted by the *Guidelines* and is therefore compatible and meets the intent.

The regulations of the Mature Neighbourhood Overlay require that any new development on this lot be sensitive in scale to existing surrounding development. The scale of infill proposed aligns with the aims of the Mature Neighbourhood Overlay as it supports rejuvenating existing family-oriented residential areas, while ensuring new development is compatible with existing development scales within the neighbourhood.

The intent of encouraging more housing units in these locations within neighbourhoods is to support more ground-oriented, family units near schools and parks. This contributes to their function as community hubs and encourages greater passive surveillance. Supporting Semi-Detached housing helps to achieve these aims.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE May 4, 2017	• Number of recipients: 20 • No responses received

CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

APPENDICES

1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw:	18141
Location:	South of 99 Avenue NW and east of 149 Street NW
Address:	9835-149 Street NW
Legal Description:	Lot 19, Block 77, Plan 4590W
Site Area:	529.431m2
Neighbourhood:	Crestwood
Ward - Councillor:	1 - Andrew Knack
Notified Community Organizations:	Crestwood Community League, West Edmonton Community Council Area Council, West Jasper-Sherwood Community League
Applicant:	Steven Wong

PLANNING FRAMEWORK

Current Zone and Overlay:	(RF1) Single Detached Residential Zone, Mature Neighbourhood Overlay
Proposed Zone and Overlay:	(RR3) Small Scale Residential Infill Zone, Mature Neighbourhood Overlay
Plan(s) in Effect:	None
Historic Status:	None

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Section:	Planning Coordination