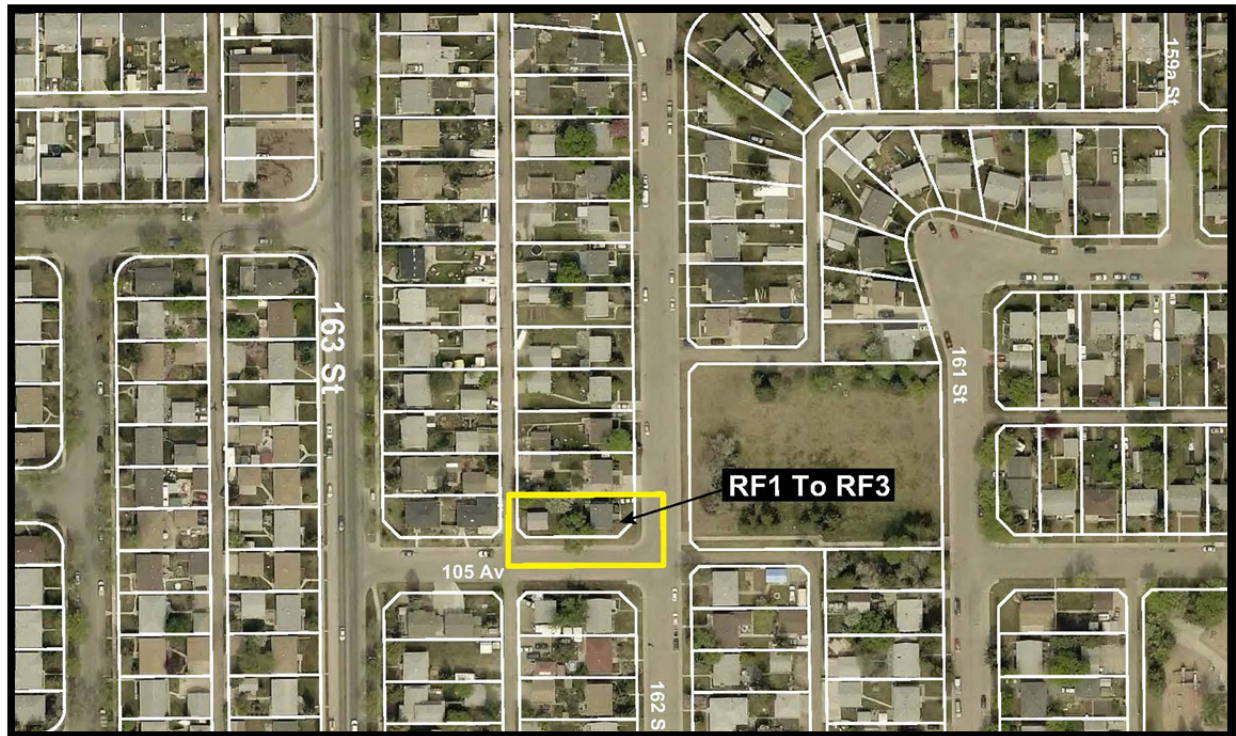


REZONING APPLICATION **BRITANNIA YOUNGSTOWN NEIGHBOURHOOD**

10502 – 162 Street NW

To allow for a small scale row housing development in the Britannia Youngstown neighbourhood.



RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because the proposed rezoning provides:

- an opportunity for small scale infill development that will increase the housing choice in the neighbourhood;
- does not negatively impact the surrounding residential development; and
- conforms to the Jasper Place Area Redevelopment Plan.

THE APPLICATION

Through Bylaw 18065, 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 three dwellings. The RF3 Zone also allows for single and semi-detached, duplex, stacked row and apartment housing. However, based on the limited site size, stacked row housing and apartment housing cannot be developed. The regulations in the RF3 Zone and the Mature Neighbourhood Overlay, allow for up to three dwellings on the site.

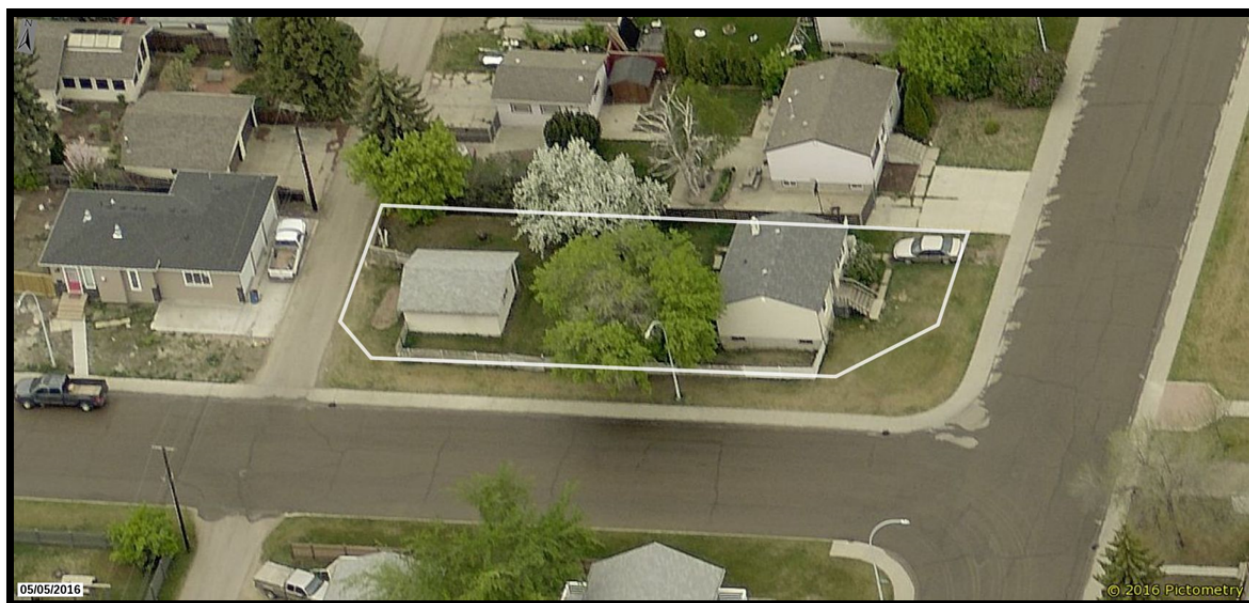
SITE AND SURROUNDING AREA

The subject site is in an area of low density residential development in the Britannia Youngstown neighbourhood. It is a corner lot at 105 Avenue NW and 162 Street NW, with direct access to a lane and fronts Dr. Anne Anderson Park to the east. West, north and south of the site, the zoning is RF1.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF1) Single Detached Residential Zone	Single Detached House
CONTEXT		
North	(RF1) Single Detached Residential Zone	Single Detached House
East	(AP) Public Park Zone	Local Road - 162 Street NW Dr. Anne Anderson Park
South	(RF1) Single Detached Residential Zone	Local Road - 105 Avenue NW Single Detached House
West	(RF1) Single Detached Residential Zone	Lane Single Detached House with at-grade Garage Suite



VIEW OF SITE LOOKING NORTH FROM 105 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 three row housing units is low density, small in scale, and compatible with the adjacent single detached houses. The proposed rezoning will allow two additional dwelling units on the site and would increase the housing diversity of the area.

The regulations in the (RF3) Small Scale Infill Development Zone and the Mature Neighbourhood Overlay will restrict the setbacks, design, vehicle access and height of the proposed row housing development. These regulations will also ensure that there is sufficient separation between new development on the subject site and the single detached house to the north.

PLAN IN EFFECT

The proposed development conforms to the Jasper Place Area Redevelopment Plan (ARP), approved in 2014. The ARP designates the subject site for Active Edge Housing, such as row housing, to support a safe neighbourhood by focusing a variety of ground-oriented housing opportunities around parks and open spaces to increase visibility in these areas.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE December 1, 2016	<ul style="list-style-type: none"> • Number of recipients: 25 • Number of responses asking for additional information: 1 • Number of responses in support: 1 • Number of responses with concerns: 2
PUBLIC MEETING	<ul style="list-style-type: none"> • Not held

Sustainable Development received one call in support of the proposed rezoning and one call for additional information. A petition, signed by 37 residents and one email were also received in opposition to the proposed rezoning. The residents' concerns included:

1. Compatibility of medium-density housing in the low density residential neighbourhood;
2. Decreased curb appeal of row housing and consequently lower property values in the area;
3. Development would upset the balance of the low density neighbourhood layout;
4. Further medium density development would upset the balance and character of the area;
5. Row housing is not compatible with adjacent single detached housing;
6. Row housing would overshadow neighbouring properties; and
7. The site can be adequately redeveloped under the existing RF1.

Sustainable Development provided additional information in response to the telephone calls, email and petition. Key messages included:

1. Three dwelling row housing is small scale, low density residential infill;
2. Infill revitalizes neighbourhoods while being sensitive to the neighbourhood character;
3. The proposed rezoning complies with the Jasper Place Area Redevelopment Plan (ARP)
4. Regulations of the Mature Neighbourhood Overlay (MNO) would apply to the proposed RF3 Zone;
5. Under the current RF1 zone, the subject site could be subdivided and redeveloped as two single detached houses; and
6. The size of the lot, and the regulations in the RF3 Zone and the Mature Neighbourhood Overlay, would restrict the ability to develop more than the intended three row house dwelling units.

CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

APPENDICES

- 1 Application Summary
- 2 Neighbourhood Context Map

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw:	18065
Location:	North of 105 Avenue NW and west of 162 Street NW
Address:	10502 – 162 Street NW
Legal Descriptions:	Lot 37, Block 1, Plan 467KS
Site Area:	0.06 hectares
Neighbourhood:	Britannia Youngstown
Ward - Councillor:	1 – Andrew Knack
Notified Community Organizations:	Britannia Youngstown Community League
Applicant:	Ikwinder Chadha

PLANNING FRAMEWORK

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

Written By:	Ania Schoof
Approved By:	Tim Ford
Department:	Sustainable Development
Section:	Planning Coordination

NEIGHBOURHOOD CONTEXT MAP

