REZONING APPLICATION
McKERNAN NEIGHBOURHOOD

11250 – 75 Avenue NW

To allow for a small scale row housing development at the edge of the McKernan 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, without negatively impacting the surrounding residential development. The proposed rezoning conforms with the McKernan-Belgravia Station Area Development Plan.

THE APPLICATION

Through Bylaw 18072, 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 duplex or semi-detached house.

The RF3 Zone also allows for single detached housing, row housing, stacked row and apartment housing. However, based on the site size, and the regulations in the RF3 Zone and the Mature Neighbourhood Overlay, the applicant will be limited in the number of dwellings and the size of housing that can be constructed.

SITE AND SURROUNDING AREA

The subject site is in an area of low density residential development. It is near the west boundary of the McKernan neighbourhood. The McKernan-Belgravia LRT Station is located within 400 m of this site. The site is also situated at the edge of an existing RF3 Zone area to the north.

AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF1) Single Detached Residential Zone	Single Detached House
CONTEXT		
North	(RF3) Semi-detached Residential Zone	Lane Single Detached House
East	(RF1) Single Detached Residential Zone	Single Detached House
South	(RF1) Single Detached Residential Zone	75 Avenue NW Single Detached House
West	(RF1) Single Detached Residential Zone	Single Detached House

Googlemaps

VIEW OF SITE LOOKING NORTH FROM 75 AVENUE NW

PLANNING ANALYSIS

LAND USE COMPATIBILITY

The proposed rezoning will facilitate the re-development of a residential lot in a mature neighbourhood. A duplex or semi-detached house is low density and small enough in scale to fit with the adjacent single detached houses. The proposed rezoning will allow one additional dwelling unit 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 duplex or semi-detached housing development. These regulations will also ensure

that there is sufficient separation between new development on the subject site and the single detached houses to the east and west.

TRANSIT ORIENTED DEVELOPMENT
The subject site is located within the Transit Oriented Development Guideline (TOD) area of influence, located within 400 m of the McKernan-Belgravia LRT neighbourhood station. The proposed development will be required to follow the TOD guidelines in terms of appropriate land use and intensity, building and site design, and public area design.

PLAN IN EFFECT
The proposed rezoning conforms to the McKernan-Belgravia Station Area Redevelopment Plan (ARP). The subject site is within the ARP's Neighbourhood Infill precinct with policies to ensure that development integrates with the character and scale of existing development and allows small scale infill through rezoning sites from RF1 to RF3 within 400 metres of the McKernan-Belgravia LRT Station.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE April 3, 2017	• Number of recipients: 30 • Number of responses with support: 1 • Number of responses with concerns: 0
PUBLIC MEETING	• Not held

Sustainable Development received an email from the McKernan Community League Chair of Development stating support for the proposed rezoning and development.

No concerns were received regarding this application and a public meeting was not held.

CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

APPENDICES

1 Application Summary
2 Neighbourhood Context Map

APPLICATION SUMMARY

INFORMATION

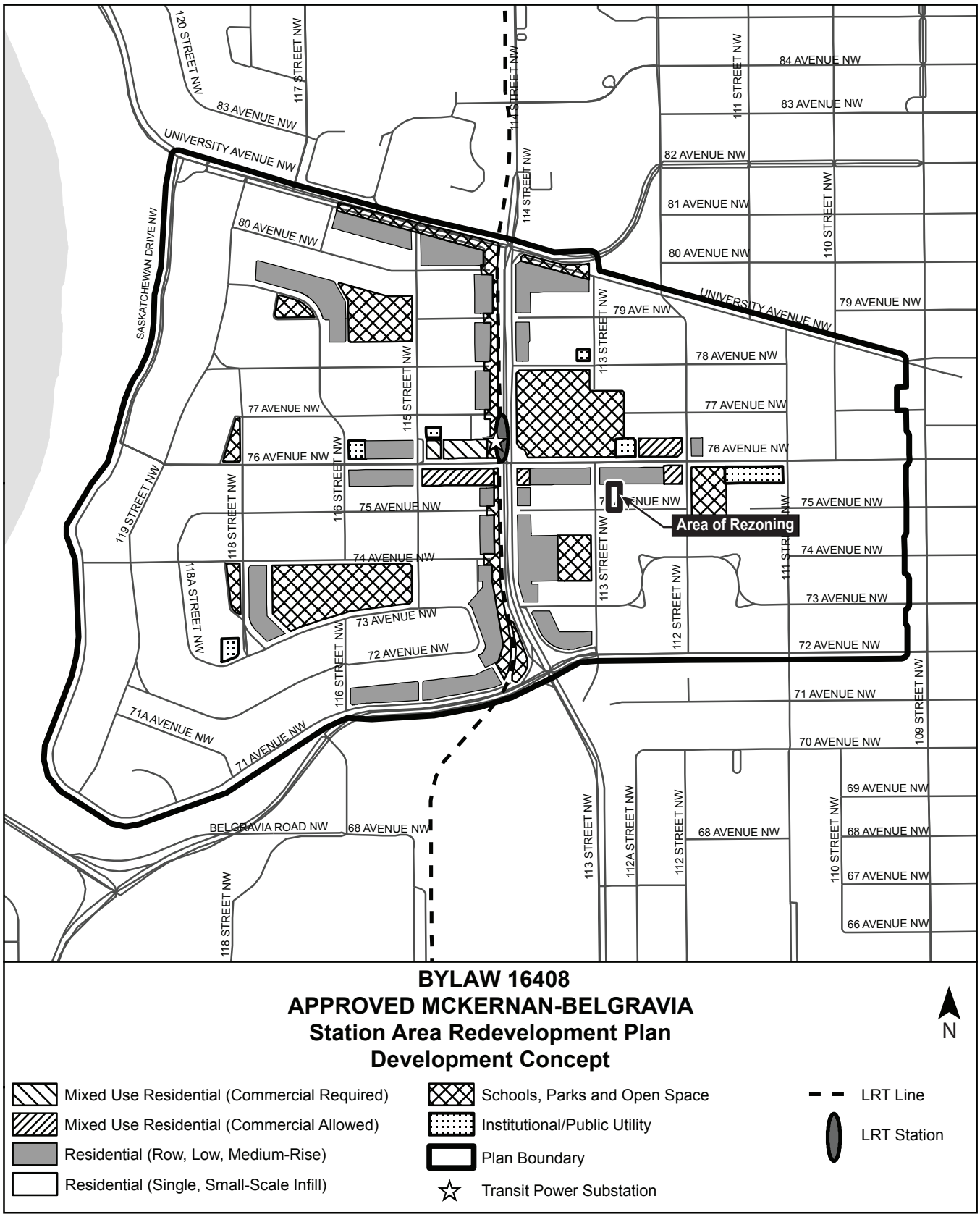
Application Type:	Rezoning
Bylaw:	18072
Location:	North of 75 Avenue NW and east of 113 Street NW
Address:	11250 – 75 Avenue NW
Legal Descriptions:	Lot 36, Block 3, Plan 4014HW
Site Area:	0.06 hectares
Neighbourhood:	McKernan
Ward - Councillor:	8 - Ben Henderson
Notified Community Organizations:	McKernan Community League Central Area Council of Community Area Council
Applicants:	Ahmad Armeen and Mahvash Salsali

PLANNING FRAMEWORK

Current Zone:	(RF1) Single Detached Residential Zone
Proposed Zone:	(RF3) Small Scale Infill Development Zone
Plan in Effect:	McKernan-Belgravia Station Area Redevelopment Plan
Historic Status:	None

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

NEIGHBOURHOOD CONTEXT MAP



BYLAW 16408
APPROVED MCKERNAN-BELGRAVIA
Station Area Redevelopment Plan
Development Concept

N

- Mixed Use Residential (Commercial Required)
- Mixed Use Residential (Commercial Allowed)
- Residential (Row, Low, Medium-Rise)
- Residential (Single, Small-Scale Infill)
- Schools, Parks and Open Space
- Institutional/Public Utility
- Plan Boundary
- Transit Power Substation
- LRT Line
- LRT Station