



REZONING APPLICATION OTTEWELL NEIGHBOURHOOD

9002 – 58 Street NW

To allow for a small scale row housing development at the edge of the Ottewell 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 South East Area Plan and the Residential infill Guidelines.

THE APPLICATION

Through Bylaw 17920, the applicant proposes to amend the Zoning Bylaw from (RF4) Semi-detached Residential Zone to (RF3) Small Scale Infill Development Zone. The intent of the proposed rezoning 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 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 on the south edge of the Ottewell neighbourhood, fronting onto a service road (90 Avenue NW).



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF4) Semi-detached Residential Zone	Semi-detached House
CONTEXT		
North	(RF4) Semi-detached Residential Zone	Lane Semi-detached House
East	(RF1) Single Detached Residential Zone	58 Street NW Single Detached House
South	(RF1) Single Detached Residential Zone	Arterial Road - 90 Avenue NW Single Detached House
West	(RF4) Semi-detached Residential Zone	Semi-detached House



VIEW OF SITE LOOKING WEST FROM 58 STREET 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 and small in scale enough to fit with the adjacent semi-detached houses. The proposed rezoning will allow one additional dwelling unit on the site and 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. The regulations in the Zoning Bylaw will ensure that there is sufficient separation between a new development on the subject site and the semi-detached house to the west.

RESIDENTIAL INFILL GUIDELINES

Based on the applicant's intent to develop row housing, the subject site generally complies with the location criteria in the Residential infill Guidelines (RIGs). The site is a corner lot on the edge of the Ottewell neighbourhood and it fronts onto a service road. The site also has direct access to a lane. However, row housing development would likely be planned to front onto the flanking road, which would not be in line with the location criteria of the RIGs that states row housing should front onto the arterial.

PLAN IN EFFECT

The subject site is within the Southeast Area Plan, which was approved by resolution in 1998. The proposed rezoning complies with the policy: "respect the scale and siting of existing housing forms and reflect housing types suitable for families."

The plan notes the following suggestions for the Ottewell neighbourhood, which is achievable through the regulations of the RF3 Zone and the Mature Neighbourhood Overlay:

- New developments must maintain a consistent streetscape
- Ensure the compatibility of future infill housing with existing dwellings

- Ensure that new developments do not increase traffic volumes or safety/health related concerns

TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed. Upgrades will be required with the Development Permit to provide additional drainage and water connections to the site.

PUBLIC ENGAGEMENT

ADVANCE NOTICE December 1, 2016	<ul style="list-style-type: none"> • Number of recipients: 93 • Number of responses asking for additional information: 1 • Number of responses with concerns: 1
PUBLIC MEETING	<ul style="list-style-type: none"> • Not held

Sustainable Development received one email in opposition to the proposed rezoning. The resident's concern was that the RF3 Zone could allow for an apartment building, which would not protect the integrity of the residential development in the neighbourhood. It was noted a duplex or two skinny houses would be more in context with surrounding development. The planner communicated that the size of the lot, and the regulations in the RF3 Zone and the Mature Neighbourhood Overlay, would restrict the ability to develop an apartment building.

Another resident contacted the file planner to get clarification on the rezoning process and the potential impacts. This resident did not indicate whether they were in support or non-support of the proposed rezoning.

CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

APPENDIX

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw:	17920
Location:	North of 90 Avenue NW and west of 58 Street NW
Address:	9002 – 58 Street NW
Legal Descriptions:	Lot 14 and 14A, Block 46, Plan 3405MC
Site Area:	0.06 hectares
Neighbourhood:	Ottewell
Ward - Councillor:	8 - Ben Henderson
Notified Community Organizations:	Kenilworth and Ottewell Community Leagues South East Community Leagues Association Area Council
Applicant:	Cory Amyotte

PLANNING FRAMEWORK

Current Zone:	(RF4) Semi-detached Residential Zone
Proposed Zone:	(RF3) Small Scale Infill Development Zone
Plan in Effect:	Southeast Area Plan
Historic Status:	None

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Section:	Planning Coordination