

 **REZONING APPLICATION
GLENWOOD**

10002 - 160 STREET NW

The purpose of this rezoning application is to allow for development of row housing



RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because:

- It complies with the objectives and intent of the Jasper Place Area Redevelopment Plan, and
- It promotes limited residential infill.

THE APPLICATION

BYLAW 17708 proposes to rezone the subject site from (RF1) Low Density Infill Zone to (RF5) Row Housing Zone. It is the applicant's intent to demolish the existing single family home and develop row housing.

SITE AND SURROUNDING AREA

The subject site is located at the northwest corner of 160 Street NW and 100 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.



AERIAL VIEW OF APPLICATION SITE

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF1) Single Detached Residential Zone	Single detached dwelling
CONTEXT		
North	(RF1) Single Detached Residential Zone	Single detached dwelling
East	(RF1) Single Detached Residential Zone	Single detached dwelling
South	(RF1) Single Detached Residential Zone	Single detached dwelling
West	(RF1) Single Detached Residential Zone	Single detached dwelling



VIEW OF SITE LOOKING NORTH

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). 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 about 450 m from the future LRT station at Jasper Place. The proposed zoning supports the policies of the ARP and is compatible with adjacent planned and existing land uses.

The proposed rezoning also supports residential infill that is sensitive in scale to existing development and conforms to policies of The Way We Grow, the Municipal Development Plan, which encourages housing unit growth to locate in mature neighbourhoods and around LRT.

Finally, as the subject site falls within the boundaries of the Mature Neighbourhood Overlay, any new development on this lot will 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 May 10, 2016	<ul style="list-style-type: none">• No comments were received.
PUBLIC MEETING	<ul style="list-style-type: none">• Not held

CONCLUSION

Sustainable Development recommends that City Council APPROVE the application.

ATTACHMENTS

2a Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw:	17708
Location:	West of 160 Street and north of 100 Avenue NW
Address:	10002 - 160 Street NW
Legal Description(s):	Lot 1 and 2, Block 3C, Plan 6144AH
Site Area:	N/A
Neighbourhood:	Glenwood
Ward - Councillor:	4 – Andrew Knack
Notified Community Organization(s):	Glenwood Community League West Edmonton Communities Council Area Council Stony Plain Road Business Revitalization Zone
Applicant:	Terrence Martin

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(RF1) Single Detached Residential Zone Mature Neighbourhood Overlay
Proposed Zone(s) and Overlay(s):	(RF5) Row Housing Zone
Plan(s) in Effect:	Jasper Place Area Redevelopment Plan
Historic Status:	None

Written By:
Approved By:
Department:
Section:

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