

**ATTACHMENT 2
BYLAW 17616
FILE: LDA15-0653
SHERWOOD**

DESCRIPTION: ZONING BYLAW AMENDMENT from (RF1) Single Detached Residential Zone to (RF4) Semi-detached Residential Zone;
SHERWOOD

LOCATION: 15411 - 95 Avenue NW

LEGAL

DESCRIPTION: Lot 23, Block 13, Plan 3963HW

APPLICANT: Liberty Palace
856 – Drysdale Run
Edmonton, AB T6M2V5

OWNER: Liberty Palace
856 – Drysdale Run
Edmonton, AB T6M2V5

ACCEPTANCE OF APPLICATION: December 17, 2015

EXISTING DEVELOPMENT: Existing Single Detached House

SUSTAINABLE DEVELOPMENT'S RECOMMENDATION: That Bylaw 17616 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (RF4) Semi-detached Residential Zone be APPROVED.

DISCUSSION

1. The Application

This application proposes to rezone the subject site in the Sherwood neighbourhood from (RF1) Single Detached Residential Zone to (RF4) Semi-detached residential Zone.

The proposed zoning will allow the development of a semi-detached dwelling as a permitted use within the RF4 zone. The subject site is also within 400 m of the future Valley Line, 95th Avenue LRT station.

2. Site and Surrounding Area

The Sherwood neighbourhood is predominantly zoned (RF1) Single Detached Residential Zone with a mix of (RF4) Semi-detached Residential Zone parcels in the area.

The subject site fronts onto a service road abutting 95 Avenue NW, a collector roadway. Lands to the north, east and south are occupied by single detached dwellings predominantly zoned (RF1) Single Detached Residential Zone except for the lot to the west which is occupied by a semi-detached dwelling zoned (RF1) Single Detached Residential Zone, approved as a discretionary use.



Site Photo: view of site from North

ANALYSIS

1. Compliance with Approved Plans and Land Use Compatibility

The proposal complies with relevant policies of the Municipal Development Plan, *The Way We Grow*, that encourages housing unit growth in mature neighbourhoods and around LRT stations. Also, the rezoning supports redevelopment and residential infill that contribute to the liveability and adaptability of established neighbourhoods and provides a broad and varied housing choice for various demographic and income groups in all neighbourhoods.

The proposed rezoning conforms to the *Residential Infill Guidelines*, which supports semi-detached housing in locations where the lot front on an arterial or service road. In this instance, 95 Avenue is a collector roadway with a service road.

The subject site also conforms with the intent of the *Transit Oriented Development (TOD) Guidelines* as it is within 400 m of the future Valley Line, 95 Avenue LRT Station. The *(TOD) Guidelines* provide guidance to the type of development of such a site. For the future 95 Avenue LRT 'Neighbourhood' Station the guidelines suggest townhomes and duplex/semi-detached housing.

In addition, the proposed semi-detached housing will be compatible with surrounding houses and the lot will adhere to the regulations of the Mature Neighbourhood Overlay that require any new development be sensitive in scale to the existing development. The proposed rezoning meets the site requirements within the Zoning Bylaw provisions for a (RF4) Semi-detached Residential Zone.

2. Transportation and Utilities

All comments from Civic Department or utility agencies have been addressed.

3. Surrounding Property Owners' Concerns

Sustainable Development sent an advance notice of this application on January 4, 2016 to surrounding property owners, the West Jasper-Sherwood Community League and the West Edmonton Communities Council Area Council. No responses were received as a result of this notification.

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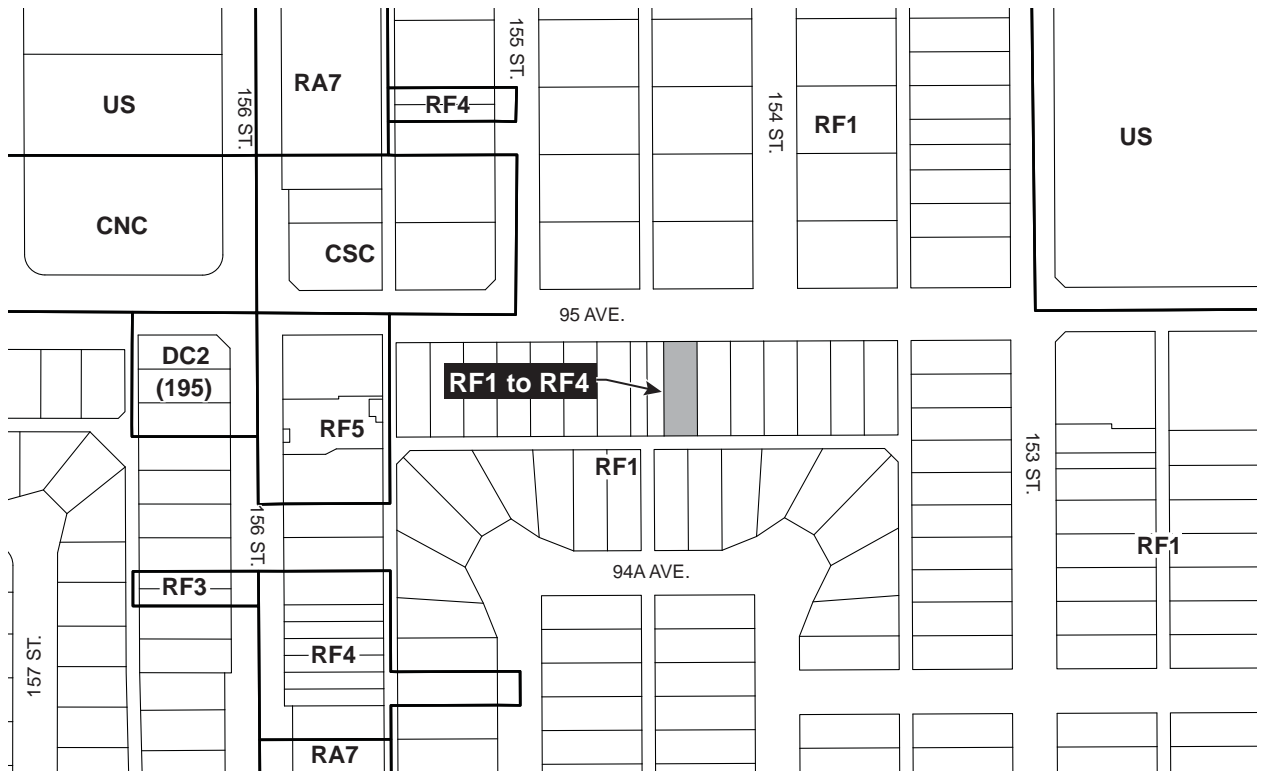
JUSTIFICATION

Sustainable Development recommends that Bylaw 17616 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (RF4) Semi-detached Residential Zone be APPROVED on the basis on the basis that the proposed zoning is consistent and in conformance with City policies and guidelines, will result in development that is compatible with the surrounding low density uses, and meets the technical requirements of the Civic Departments and utility agencies.

ATTACHMENTS

2a Maps

Approved by: Tim Ford
Written by: Don Read
Sustainable Development
April 18, 2016

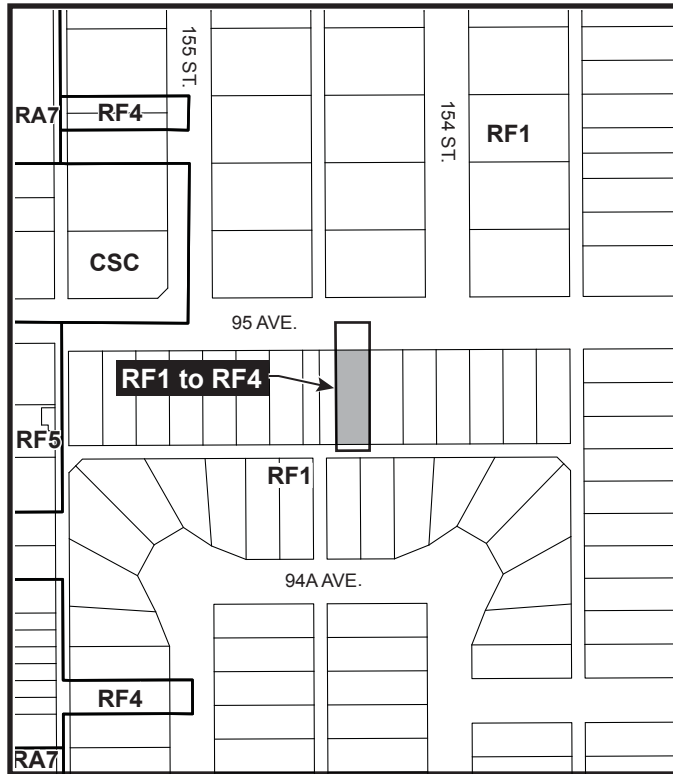




SURROUNDING LAND USE ZONES



FILE: LDA15-0653
DATE: December 14, 2015
BYLAW 17616

SHERWOOD, BYLAW 17616
 Location: 15411 - 95 Avenue NW



Proposed Rezoning from
 **RF1 to RF4** 

The purpose of proposed Bylaw 17616 is to change the Zoning Bylaw from (RF1) single detached residential zone to (RF4) semi-detached residential zone; Lot 23, Block 13, Plan 3963HW, as shown on the attached sketch. This zone provides the opportunity for Semi-detached Housing. Sustainable Development supports this proposed bylaw.

PROPOSED REZONING

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 DATE: April 18, 2016