



# ADMINISTRATION REPORT REZONING GLENWOOD

## 9950 - 158 STREET NW

To allow for small scale infill development.



## RECOMMENDATION AND JUSTIFICATION

Administration is in **SUPPORT** of this application because:

- the slight increase in allowable density provides an opportunity for a more efficient building with a sensitive and compatible built form;
- the introduction of townhouse style dwellings increases housing diversity in Glenwood; and
- the application conforms to the Jasper Place Area Redevelopment Plan which identifies this site for active edge housing, to be oriented to the shared-use path.

## THE APPLICATION

CHARTER BYLAW 19276 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone. The purpose of the proposed (RF3) Zone is to provide for a mix of small scale housing such as Single Detached, Duplex, Semi-detached, and Multi-unit Housing.

## SITE AND SURROUNDING AREA

The site is located on the south side of 100 Avenue NW, a 4-lane arterial road at this location. There is no connection from 158 Street NW to 100 Avenue NW and this site is therefore not considered a corner site. It is flanked by a shared-use path with several trees, separating it from 100 Avenue NW. To the north, is a mix of residential and small scale commercial uses. The property is surrounded by low-density residential to the south.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(RF1) Single Detached Residential Zone	Single Detached House
<b>CONTEXT</b>		
North	(CB1) Low Intensity Business Zone	Small scale commercial
East	(RF1) Single Detached Residential Zone	Single Detached House
South	(RF1) Single Detached Residential Zone	Single Detached House
West	(RF1) Single Detached Residential Zone	Single Detached House



VIEW OF SITE LOOKING NORTHWEST



VIEW OF SITE LOOKING SOUTHEAST

## PLANNING ANALYSIS

### LAND USE COMPATIBILITY

The site is located at the north edge of the Glenwood neighbourhood, across a main arterial from a mix of higher intensity developments. While the site is not technically a corner site, it has a corner condition where the flanking side is a main arterial road. Within the Zoning Bylaw regulations, the site would be treated as an interior lot, which would allow it to be located closer to the north lot line than if it was considered a corner lot. This is appropriate at this location, because it is directly adjacent to the shared-use path with several trees and green space, which separates it from 100 Avenue NW.

The proposed RF3 Zone is subject to the Mature Neighborhood Overlay (MNO) in this location, which is designed to ensure that infill development, such as row housing, is sensitive to its surrounding context. The proposed development will be limited to a maximum height of 8.9 metres and any vehicular access will be required from the alley.

### PLAN IN EFFECT

The site is located in the Glenwood portion of the Jasper Place Area Redevelopment Plan, which designates this site for 'active edge housing'. This designation allows for the development of semi-detached, duplex, single detached and row housing. These are also the use classes that are permitted within the proposed RF3 Zone. The plan identifies the opportunity for the properties along 100 Avenue NW to orient buildings towards the shared-use path to provide overlook. This proposed rezoning would allow the development of a multi-unit building to be oriented towards the shared use path, with at least one unit facing 158 Street NW.

## TECHNICAL REVIEW

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

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> January 20, 2020	<ul style="list-style-type: none"><li>• Number of recipients: 29</li><li>• No responses received</li></ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"><li>• Not held</li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>• <a href="http://edmonton.ca/glenwood">edmonton.ca/glenwood</a></li></ul>

## CONCLUSION

Administration recommends that City Council **APPROVE** this application.

## APPENDICES

- 1 Application Summary

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19276
Location:	South of 100 Avenue NW and west of 158 Street NW
Address:	9950 158 Street NW
Legal Description:	Lot 16, Block 2A, Plan 6144AH
Site Area:	687 m <sup>2</sup>
Neighbourhood:	Glenwood
Notified Community Organizations:	Glenwood Community League Stony Plain Road and Area Business Improvement Area
Applicant:	Rotimi Adekanmbi

### PLANNING FRAMEWORK

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

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