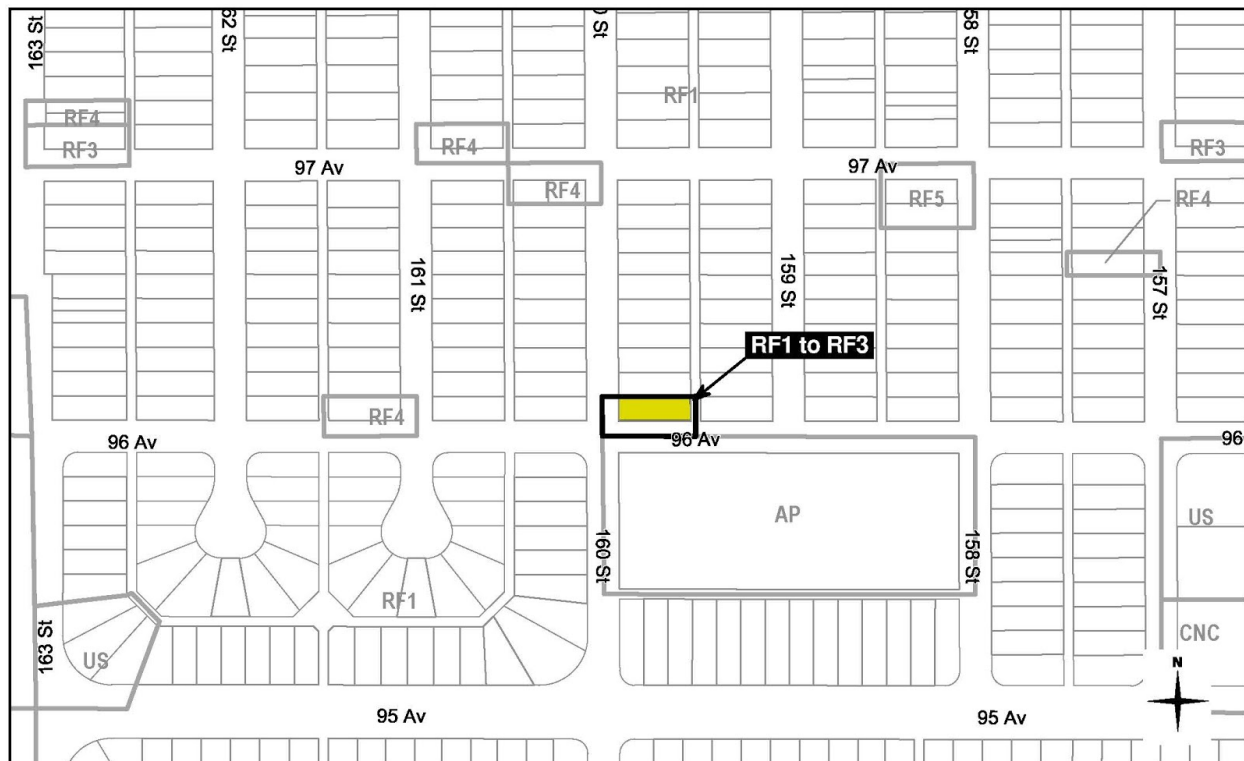




## ADMINISTRATION REPORT **REZONING** GLENWOOD

### 9601 - 160 STREET NW

To allow for small scale infill development.



### RECOMMENDATION AND JUSTIFICATION

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

- provides the opportunity for increased density in the Glenwood neighbourhood that is compatible with surrounding low density residential development;
- is in conformance with the Jasper Place Area Redevelopment Plan; and;
- meets the technical requirements of City departments and utility agencies.

## THE APPLICATION

CHARTER BYLAW 19125 proposes to rezone the subject site to allow for small scale infill development in the form of multi-unit housing by rezoning from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone.

## SITE AND SURROUNDING AREA

The subject site is currently developed as a single detached residential dwelling and is located at the corner of 96 Avenue and 160 Street, across the street from Allin Park.



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	(RF1) Single Detached Residential Zone	Single Detached House
East	(RF1) Single Detached Residential Zone	Single Detached House
South	(AP) Public Parks Zone	Allin Park
West	(RF1) Single Detached Residential Zone	Single Detached House

## PLANNING ANALYSIS

The proposed (RF3) Small Scale Infill Development Zone provides the opportunity for increased density in the Glenwood neighbourhood. The proposed rezoning is in conformance with the Jasper Place Area Redevelopment Plan which designates the subject site as Active Edge Housing. The purpose of Active Edge Housing is to support a safe neighbourhood by focusing a variety of ground-oriented housing opportunities around parks and open spaces to increase visibility and overlook in these areas and to create a strong neighbourhood frontage along key community corridors and across from multi-family housing. The (RF3) Zone will continue to be subject to the Mature Neighborhood Overlay which will ensure that the built form of any future development responds to its surrounding context.

## TECHNICAL REVIEW

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

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> October 22, 2019	<ul style="list-style-type: none"><li>• Number of recipients: 24</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="https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/glenwood-planning-applications.aspx">https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/glenwood-planning-applications.aspx</a></li></ul>

## CONCLUSION

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

## APPENDICES

- 1 Application Summary

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19125
Location:	North of 96 Avenue NW and east of 160 Street NW
Address:	9601 - 160 Street NW
Legal Description:	Lot 15, Block 5A, Plan 6146HW
Site Area:	687.19 m2
Neighbourhood:	Glenwood
Notified Community Organization(s):	Glenwood Community League & West Edmonton Communities Council Area Council
Applicant:	Niraj Nath

### 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

Written By:	Luke Cormier
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination