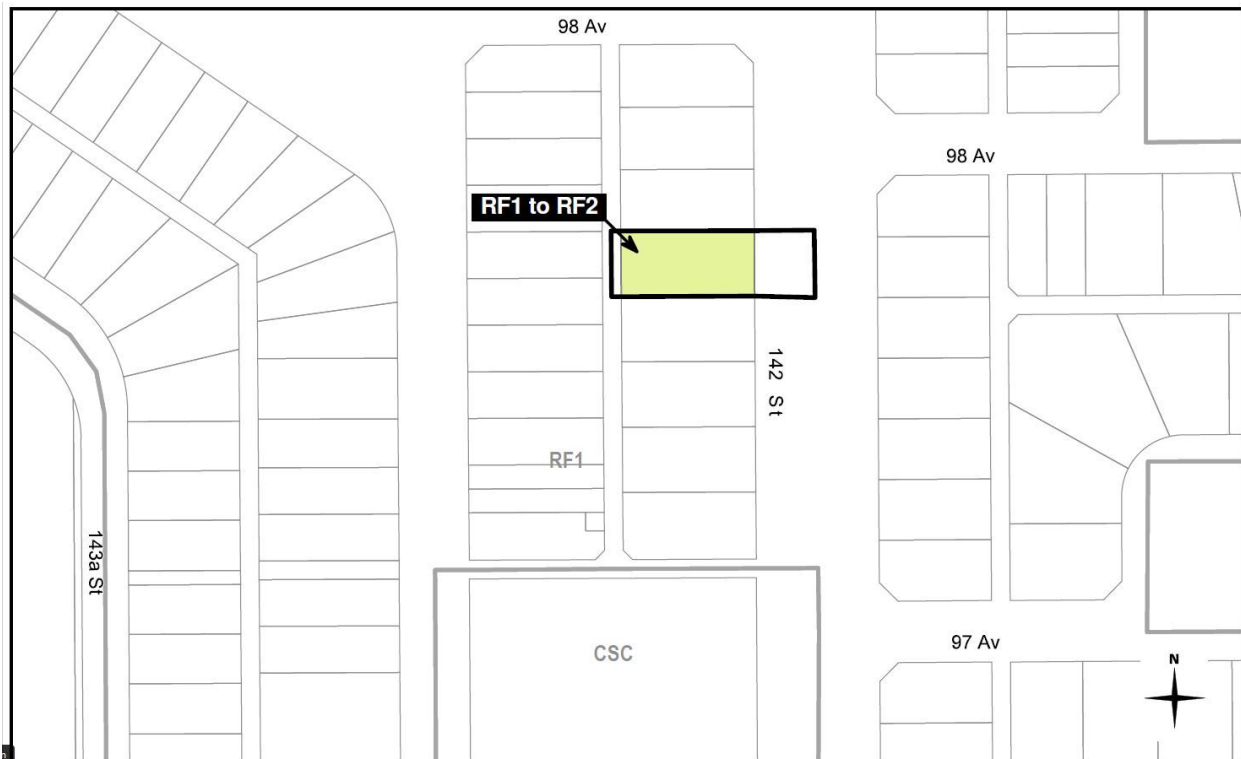




## ADMINISTRATION REPORT **REZONING** CRESTWOOD

### 9724 - 142 Street NW

To allow for low density infill development.



### RECOMMENDATION AND JUSTIFICATION

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

- the location next to an arterial road with a service road is ideal for an increase in residential density;
- the proposed built forms are supported by the Residential Infill Guidelines for this location; and
- the Mature Neighbourhood Overlay would continue to apply to the site to ensure the future built form remains compatible with the existing residential neighbourhood.

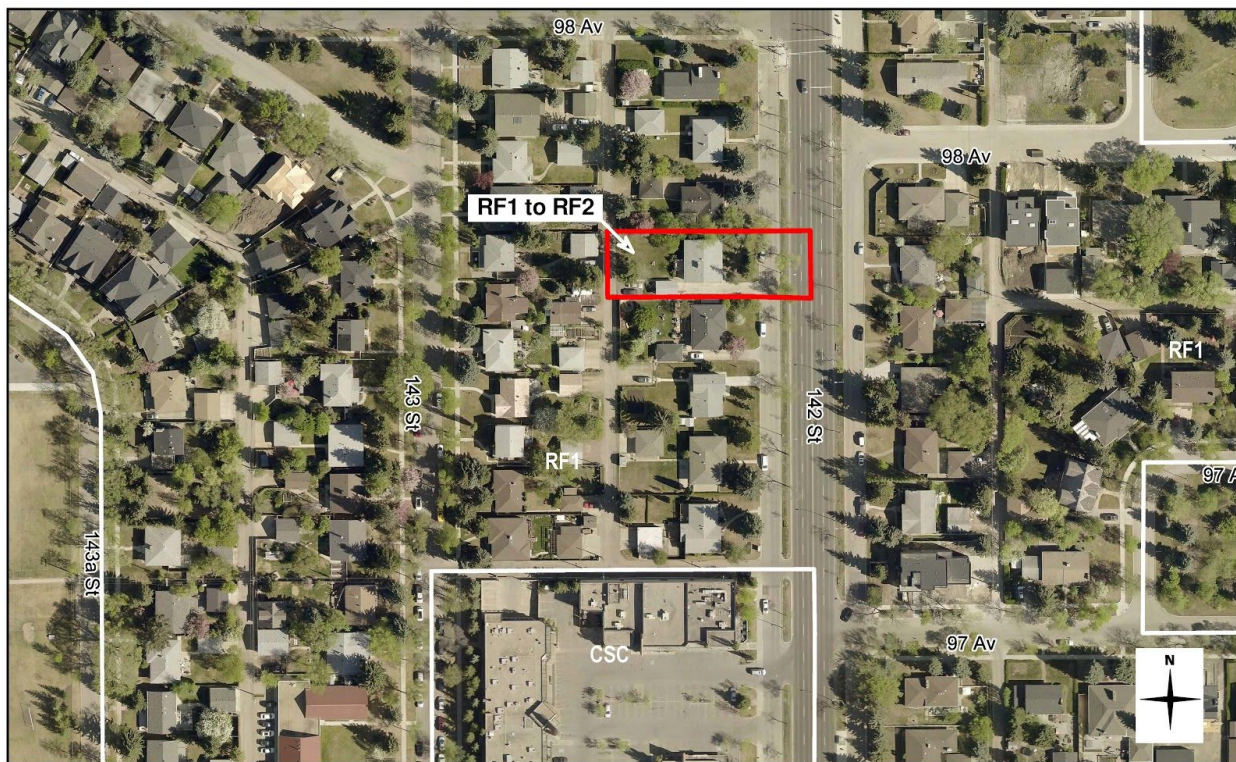
## THE APPLICATION

CHARTER BYLAW 19094 to amend the Zoning Bylaw from the (RF1) Single Detached Residential Zone to the (RF2) Low Density Infill Zone.

The purpose of the proposed (RF2) Low Density Infill Zone is to allow for Single Detached Housing, infill on narrow lots, Semi-detached Housing, Duplex Housing, Secondary Suites and Garden Suites. Based on the site size and potential future subdivision, this land could accommodate two to three principal dwellings.

## SITE AND SURROUNDING AREA

This site is on 142 Street NW, a four lane arterial road with service roads on both sides. It is half a block north of Crestwood Centre, a local commercial node, and 2 blocks from Crestwood School and Crestwood Park.



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(RF1) Single Detached Residential Zone	Single Detached House
<b>CONTEXT</b>		
All directions	(RF1) Single Detached Residential Zone	Single Detached House



VIEW OF SITE FROM 142 STREET NW



VIEW OF SITE FROM REAR LANE

## PLANNING ANALYSIS

### RESIDENTIAL INFILL GUIDELINES

There is no plan in effect for the Crestwood neighbourhood. Instead, the Residential Infill Guidelines provide direction for appropriate types of development for this location. As the site is located on the edge of an area of low density and abutting an arterial road with a service road, the guidelines would support more dense built forms than what is being proposed. Multi-unit Housing in the form of Row Housing or Stacked Row Housing pursued through the (RF3) Small Scale Infill Development Zone, (RF5) Row Housing Zone or (RF6) Medium Density Multiple Family Zone would be the highest and best use according to these guidelines. However, due to the increased requirements for infrastructure upgrades if these higher density zones were pursued, the applicant is requesting a more modest increase.

### LAND USE COMPATIBILITY

The differences between the current (RF1) Single Detached Residential Zone and the proposed (RF2) Low Density Infill Zone are minimal. The main difference is that in the (RF2) Zone, the current lot could be subdivided twice instead of once. As such, the (RF2) Zone allows the creation of 3 principal dwellings in the form of one Single Detached House and one Semi-detached House as opposed to just 2 principal dwellings in the (RF1) Zone in the form of either two Single Detached Houses or one Semi-detached House. The site is not large enough to accommodate a subdivision to allow for 3 Single Detached Houses.

Single Detached Housing can also have both a Secondary Suite and a Garden Suite associated with it and each half of a Semi-detached House could have a Secondary Suite. Therefore, under the maximum build out, the theoretical total number of dwellings would increase from 6 to 7 by changing the zone from (RF1) to (RF2). This is a very minimal increase and below the density suggested by the Residential Infill Guidelines.

The Mature Neighbourhood Overlay would continue to apply to the site to ensure the future built form remains compatible with the existing residential neighbourhood.

## TECHNICAL REVIEW

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

Infrastructure upgrades may be required at the Development Permit stage with the owner/developer responsible for the costs.

With redevelopment, the vehicular access to the site will need to be moved from 142 Street NW to the rear lane to conform to the Mature Neighbourhood Overlay.

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> August 15, 2019	<ul style="list-style-type: none"><li>• Number of recipients: 28<ul style="list-style-type: none"><li>◦ One phone call was received from a nearby neighbour to ask clarification questions about the proposal, but no indicated of support or non-support was given.</li></ul></li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>• <a href="http://edmonton.ca/crestwood">edmonton.ca/crestwood</a></li></ul>

## CONCLUSION

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

## APPENDICES

- 1 Application Summary



## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19094
Location:	West side of 142 Street NW, south of 98 Avenue NW
Address:	9724 - 142 Street NW
Legal Description:	Lot 5, Block 95, Plan 5109HW
Site Area:	929.590 m <sup>2</sup>
Neighbourhood:	Crestwood
Notified Community Organizations:	Crestwood Community League West Edmonton Council of Community Leagues
Applicant:	Davis Consulting Group

### PLANNING FRAMEWORK

Current Zone and Overlay:	(RF1) Single Detached Residential Zone Mature Neighbourhood Overlay
Proposed Zone and Overlay:	(RF2) Low Density Infill Zone Mature Neighbourhood Overlay
Plan in Effect:	None
Historic Status:	None

Written By:	Andrew McLellan
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination