



ADMINISTRATION REPORT **REZONING** GLENWOOD

9702 - 157 Street NW

To allow for small scale infill development.



RECOMMENDATION AND JUSTIFICATION

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

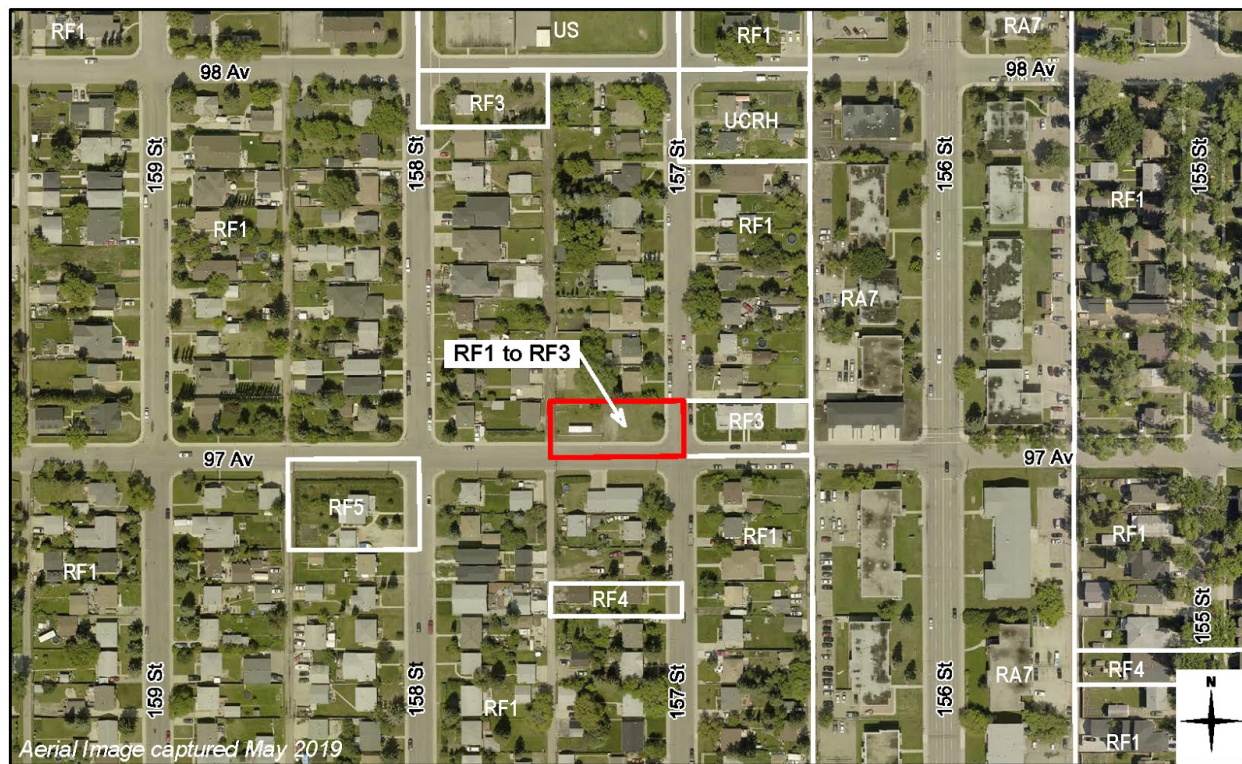
- provides the opportunity for increased density and housing choice in the Glenwood community;
- is in conformance with the Jasper Place Area Redevelopment Plan;
- is located in close proximity to transit service; and
- provides sensitive transitions and setbacks to adjacent properties.

THE APPLICATION

1. CHARTER BYLAW 19400 to rezone the subject site from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone.

SITE AND SURROUNDING AREA

The site area is approximately 687 square metres and is a corner lot. It is located in the interior of the Glenwood neighbourhood, on the corner of 157 Street NW and 97 Avenue NW. It is in close proximity to frequent transit service along 156 Street and within 500 metres of the future West Valley Line LRT Stop at 95 Avenue and 156 Street.



AERIAL VIEW OF APPLICATION AREA

| | EXISTING ZONING | CURRENT USE |
|---------------------|---|-----------------------|
| SUBJECT SITE | (RF1) Single Detached Residential Zone | Vacant lot |
| CONTEXT | | |
| North | (RF1) Single Detached Residential Zone | Single Detached House |
| East | (RF3) Small Scale Infill Development Zone | Multi-unit housing |
| South | (RF1) Single Detached Residential Zone | Single Detached House |
| West | (RF1) Single Detached Residential Zone | Single Detached House |



VIEW OF THE SITE LOOKING NORTHWEST



VIEW OF THE SITE LOOKING SOUTHWEST

PLANNING ANALYSIS

LAND USE COMPATIBILITY

The site is within the Mature Neighborhood Overlay (MNO) which is designed to ensure that infill development, such as Row Housing, is sensitive to its surrounding context. The regulations that control built form in the RF3 Zone, with the regulations of the MNO, are largely the same as those of the RF1 Zone. Front and rear setback requirements in both zones are the same, the maximum height in both zones is 8.9 metres. However, the RF3 Zone requires a more sensitive interior setback of 3.0 metres while the RF1 zone requires only 1.2 metres.

The RF3 Zone allows a higher site coverage than the RF1 Zone, but on this particular site the size of the building will be constrained by setback requirements, resulting in similar allowable built form to an RF1 development. The proposed zone will allow the division of the building into additional, smaller units. The land use activities that will be allowed on the site are residential in nature, and the same as those allowed in the RF1 Zone. The transition provided by the proposed zone to the single detached house to the north of the subject property is considered appropriate.

The proposed RF3 Zone would allow the opportunity for increased housing choice in the Glenwood neighbourhood as it allows for the multi-unit housing use. According to the 2016 Municipal Census, there were 35 row housing units in Glenwood, as compared to 1000 single detached houses and 1061 apartment units.

JASPER PLACE AREA REDEVELOPMENT PLAN

The site is located in the Glenwood portion of the Jasper Place Area Redevelopment Plan, which designates this site for (G3) Transit Oriented Housing which supports the development of ground-oriented housing opportunities, including row housing. The Mature Neighbourhood Overlay will ensure that the Plan's policies including requirements for vehicular access to be from the lane and building articulation will be implemented.

TRANSIT ORIENTED GUIDELINES

The subject site is located within 500 metres from the future Valley Line West LRT 156 Street stop. The Transit Oriented Guidelines indicate that densities on sites within 800 metres of Neighbourhood Stops may be increased to accommodate the unique context of the neighbourhood provided the development is sympathetic to surrounding existing uses. They state that the maximum density would be 42 dwelling units per hectare, which is described as row housing. The RF3 Zone together with the Mature Neighbourhood Overlay would ensure that any development on the site would be sensitive to the surrounding context.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

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|---------------------------------------|--|
| ADVANCE NOTICE May 28, 2020 | <ul style="list-style-type: none">• Number of recipients: 28• No responses received |
| WEBPAGE | <ul style="list-style-type: none">• edmonton.ca/glenwood |

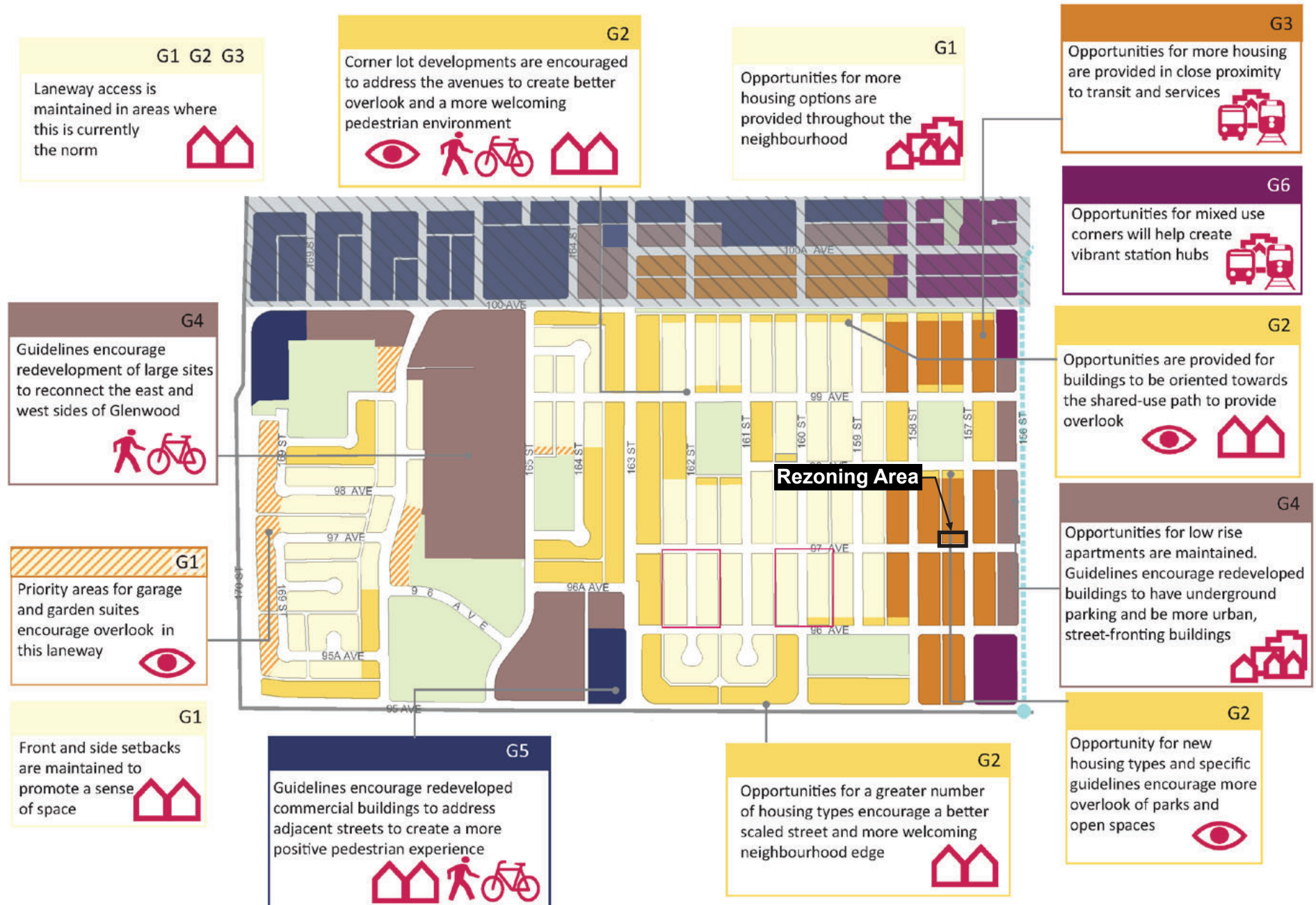
CONCLUSION

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

APPENDICES

- 1 Context Plan Map
- 2 Application Summary

PROPOSED LAND USE



APPLICATION SUMMARY

INFORMATION

| | |
|-------------------------------------|--|
| Application Type: | Rezoning |
| Charter Bylaw: | 19400 |
| Location: | North of 97 Avenue NW and west of 97 Street NW |
| Address: | 9702 - 157 Street NW |
| Legal Description: | Lot 20, Block 20, Plan 2298HW |
| Site Area: | 687.06 square metres |
| Neighbourhood: | Glenwood |
| Notified Community Organization(s): | Glenwood Community League |
| Applicant: | Niraj Nath |

PLANNING FRAMEWORK

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

Written By:
Approved By:
Branch:
Section:

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Planning Coordination