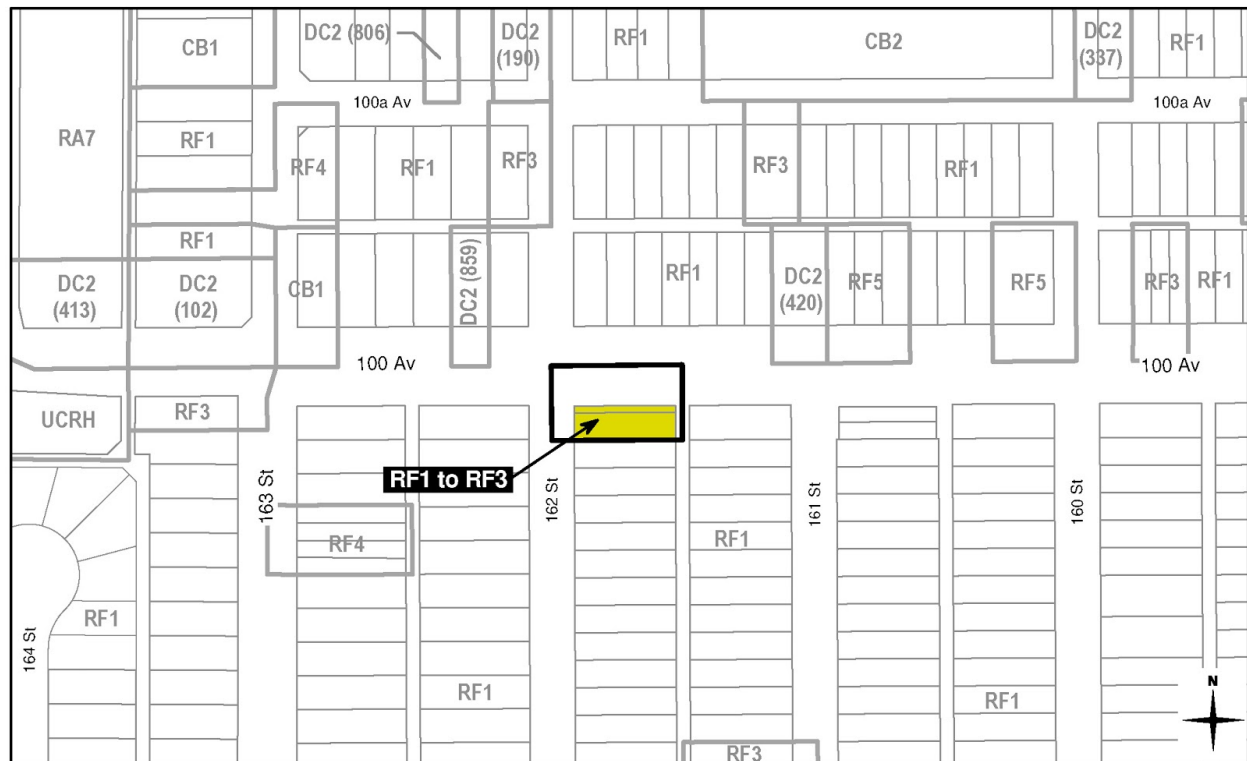




ADMINISTRATION REPORT **REZONING** GLENWOOD

9949 & 9951 - 162 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;
- provides sensitive transitions and setbacks to adjacent properties; and
- is located on a corner lot flanking an arterial road, where row housing developments are supported by the Residential Infill Guidelines.

THE APPLICATION

1. CHARTER BYLAW 19399 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 547 square metres and consists of two lots forming a corner site. It is located in the interior of the Glenwood neighbourhood, on the corner of 162 Street NW and 100 Avenue NW. The site flanks 100 Avenue, which is an arterial road. It is 300m walking distance to transit service and within 800m to the future LRT stop at 156 Street and Stony Plain Road.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF1) Single Detached Residential Zone	Single Detached House
CONTEXT		
North	(RF1) Single Detached Residential Zone	Single Detached Houses
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 THE SITE LOOKING SOUTHEAST



VIEW OF THE SITE LOOKING NORTHEAST

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 south of the subject property is considered appropriate.

The proposed RF3 Zone would allow the opportunity for increased housing choice in the Glenwood neighbourhood. 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 (G2) Active Edge 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 800 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 describe 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

ADVANCE NOTICE May 28, 2020	<ul style="list-style-type: none">• Number of recipients: 34• No responses received
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/glenwood

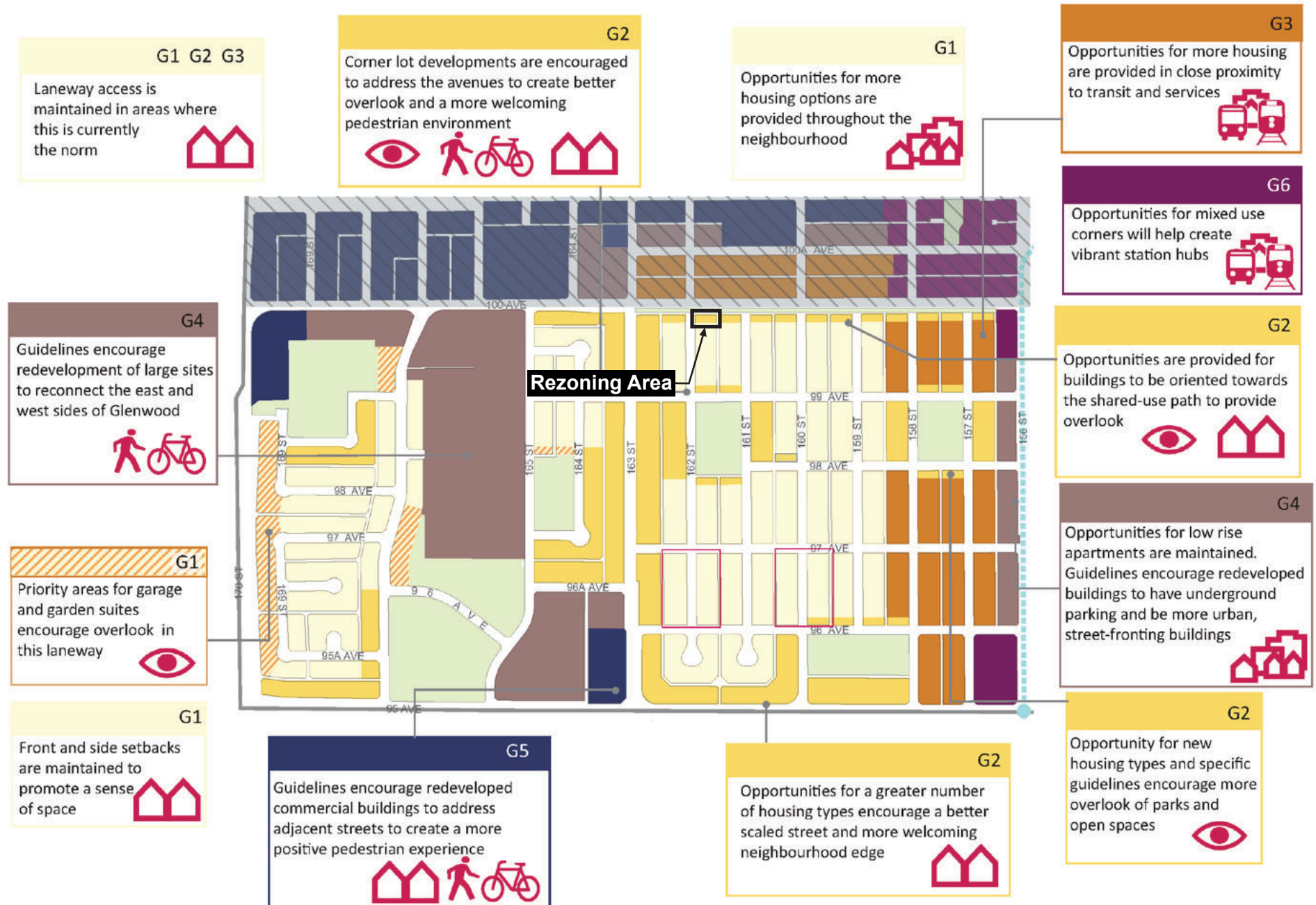
CONCLUSION

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:	19399
Location:	South of 100 Avenue NW and east of 162 Street NW
Addresses:	9949 & 9951 - 162 Street NW
Legal Description(s):	Lot 13, Block 3B, Plan 6144AH
Site Area:	683.71 square metres
Neighbourhood:	Glenwood
Notified Community Organizations:	Glenwood Community League and Stony Plain Road and Area Business Improvement Area
Applicant:	Green Space Alliance

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:

Jeff Booth
Tim Ford
Development Services
Planning Coordination