



CITY PLANNING REPORT REZONING APPLICATION WEST JASPER PLACE

9649 - 154 STREET NW

To allow for a small scale infill development.



RECOMMENDATION AND JUSTIFICATION

City Planning is in **SUPPORT** of this application because it:

- provides an opportunity for small scale infill development that will increase the housing choice in the neighbourhood;
- conforms to the Jasper Place Area Redevelopment Plan, and
- does not negatively impact the surrounding residential development.

THE APPLICATION

CHARTER BYLAW 18976 will amend the Zoning Bylaw from from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone.

The applicant's stated intent is to develop a four unit Row House with detached garage accessed from the lane.

Proposed amendments to the RF3 and other "missing middle" zones are scheduled to be presented at the August 26, 2019 Public Hearing. Administration has compared the proposed amendments with the current regulations of the RF3 Zone, and has determined that the application would remain supportable under the new regulations.

SITE AND SURROUNDING AREA

The subject site is located within the West Jasper Place neighbourhood. It is the corner lot south of 97 Avenue NW and 154 Street NW, with vehicular access off the lane. East, north, and south of the site, the zoning is RF1. East across the laneway is a single detached dwelling.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF1) Single Detached Residential Zone	Single Detached House
CONTEXT		
West	(RF1) Single Detached Residential Zone	Single Detached House
East	(RF1) Single Detached Residential Zone	Single Detached House
South	(RF1) Single Detached Residential Zone	Semi Detached Dwelling
North	(RF1) Single Detached Residential Zone	Single Detached House

PLANNING ANALYSIS

The Jasper Place Area Redevelopment Plan (ARP) identifies this site within the Transit Oriented Housing area due to its proximity to the future LRT. The proposed rezoning conforms with the ARP as Row Housing is identified as a form of transit oriented housing in the plan.

The regulations of the Mature Neighbourhood Overlay require that any new development on this lot be sensitive in scale to existing surrounding development. The scale of infill proposed aligns with the aims of the Mature Neighbourhood Overlay as it supports rejuvenating existing family-oriented residential areas, while ensuring new development is compatible with existing development scales within the neighbourhood.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE April 30, 2019	<ul style="list-style-type: none"> Number of recipients: 29 No responses were received.
PUBLIC MEETING	<ul style="list-style-type: none"> Not held

CONCLUSION

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

APPENDICES

- 1 Application Summary
- 2 Neighbourhood Context Map

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw(s)/Charter Bylaw(s):	18976
Date of Application Acceptance	March 22, 2019
Location:	At the southeast corner of 154 Street NW and 97 Avenue NW
Address(es):	9649 - 154 STREET NW
Legal Description(s):	Lot 20, Block 26, Plan 5229AD
Site Area:	0.687ha.
Neighbourhood:	West Jasper Place
Notified Community Organization(s):	West Jasper-Sherwood Community League
Applicant:	Greg MacDonald

PLANNING FRAMEWORK

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

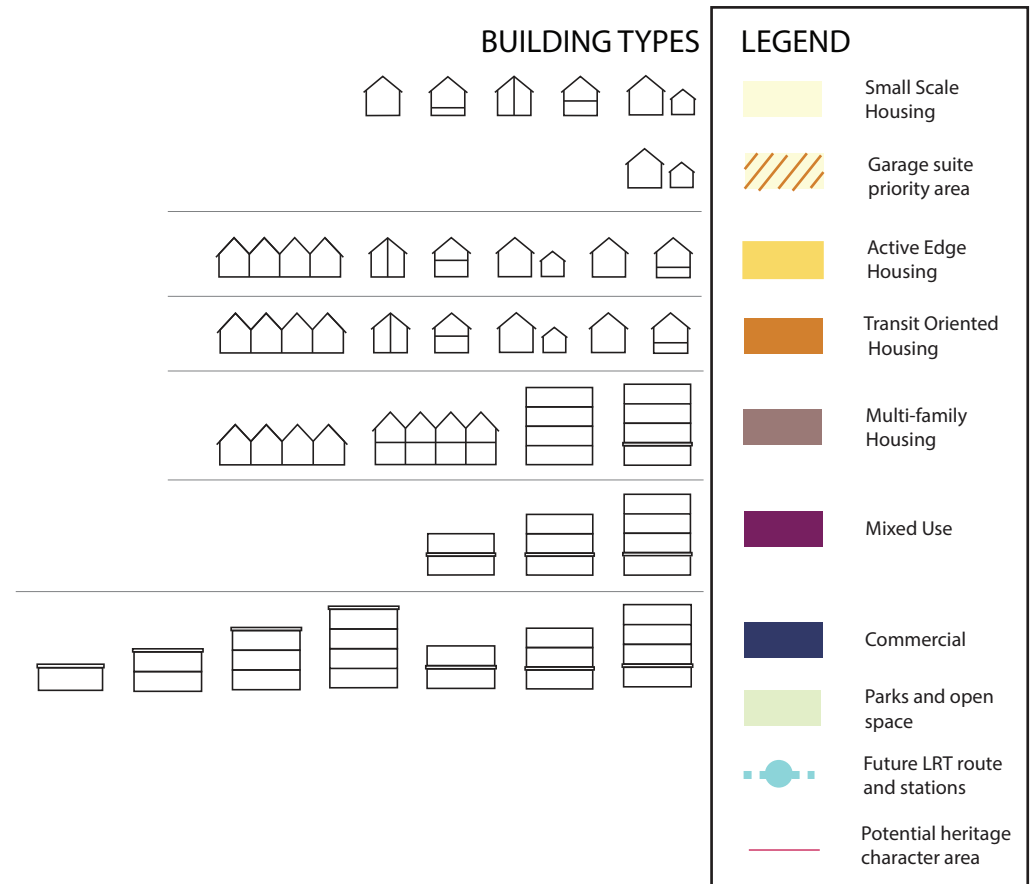
Written By:	Don Read
Approved By:	Tim Ford
Branch:	City Planning
Section:	Planning Coordination

JASPER PLACE



PROPOSED LAND USE

The map provides an overview of the full Jasper Place land use concept plan that supports the vision and principles, and is intended to guide change and growth in Jasper Place over the next 15 to 20 years. The full plan area has been broken down by neighbourhood in the following section, along with a focus area on Stony Plain Road. Detailed policy direction can be found in the neighbourhood sections.



PROPOSED LAND USE



Figure 6: Jasper Place proposed land use