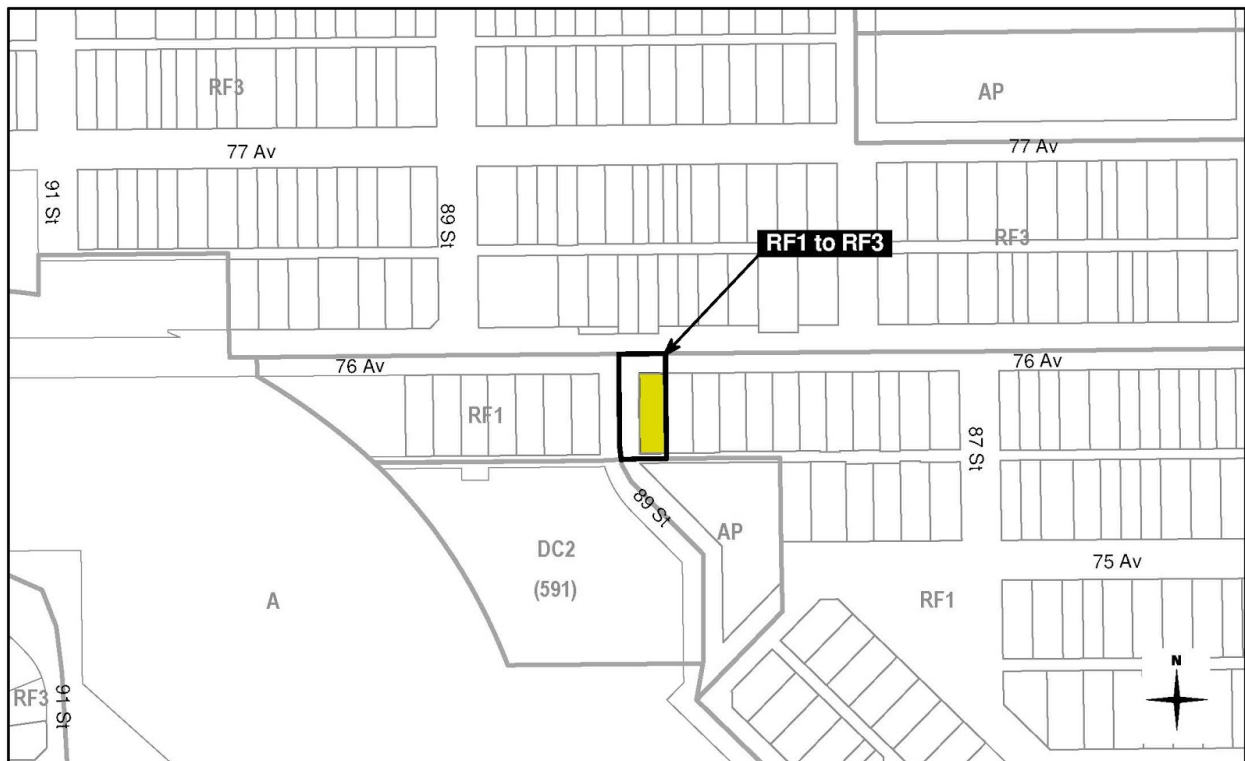




CITY PLANNING REPORT **REZONING** AVONMORE

8755 76 Avenue NW

To allow for small scale infill development.



RECOMMENDATION AND JUSTIFICATION

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

- the rezoning conforms with the policy intent of the Southeast Area Plan;
- it allows for expanded housing options in the community; and
- is compatible with surrounding land uses.

THE APPLICATION

CHARTER BYLAW 18812 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone, to (RF3) Small Scale Infill Development Zone.

The proposed RF3 Zone has certain site size and location requirements which dictate what form of residential development is possible. For this site, the RF3 Zone would enable, as of right, a single, semi-detached or duplex house. Variances could be sought to accommodate row housing, which is understood to be the applicant's intent.

SITE AND SURROUNDING AREA



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF1) Single Detached Residential Zone	Single Detached House
CONTEXT		
North	(RF3) Small Scale Infill Development Zone	Single Detached House
East	(RF1) Single Detached Residential Zone	Single Detached House
South	(AP) Public Parks Zone	Park
West	(RF1) Single Detached Residential Zone (DC2.591)	Single Detached House Apartment Buildings



VIEW OF THE SITE FACING SOUTH FROM 76 AVENUE



VIEW OF THE SITE FACING SOUTHEAST

PLANNING ANALYSIS

LAND USE COMPATIBILITY

The proposed RF3 zone would allow for single, semi-detached and duplex housing on this site given the dimensions of the site, the site area, and its location on a corner. The applicant's intent is to seek a variance to the site width with a subsequent development permit to allow for three row housing units (minimum required is 14.8 m while the site is 13.2 m).

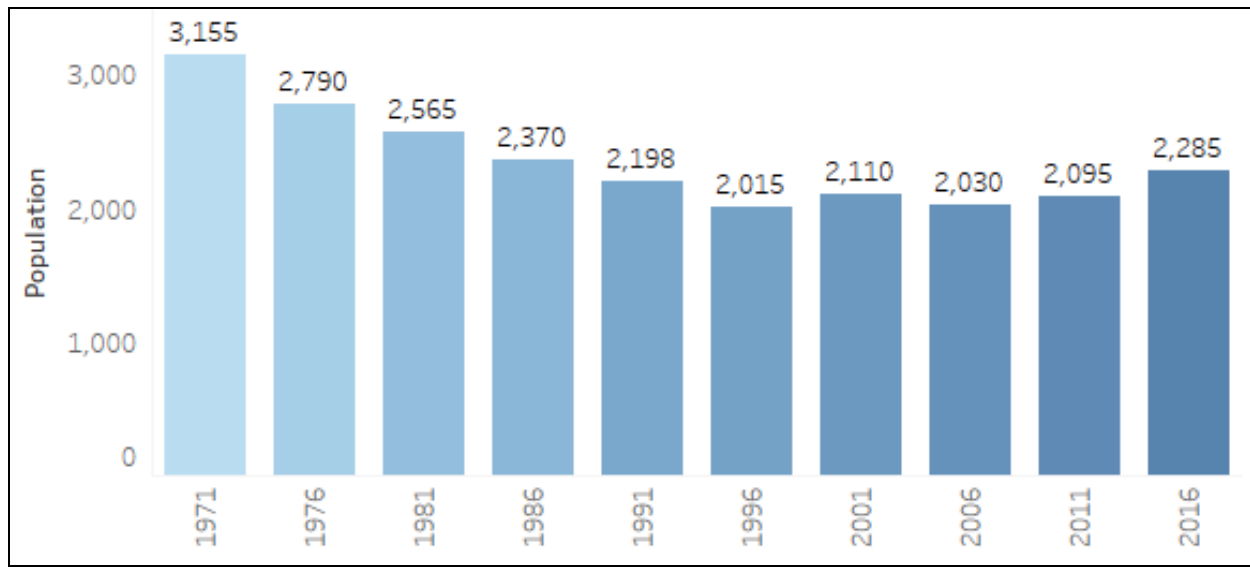
The range of housing options allowed within the RF3 zone (from single detached to row housing) are compatible with the surrounding low scale residential development due to the sites location on a corner, on the edge of the neighbourhood, along a collector road, and across from other sites zones RF3 to the north. Further, the opportunity for row housing or other small-scale residential forms provides an increase in housing choice and could provide for a modest addition to the local residential population.

PLANS IN EFFECT

Southeast Area Plan

This non-statutory plan was adopted in 1998, and contains several relevant and supporting policies regarding this proposed rezoning. The Plan is cognizant of the decline in population of Avonmore over time, recognizes the need for infill development, and provides guidance as to the residential zones which are suitable in this location.

Through policy the plan describes that infill housing undertaken in the RF2 to RF4 zones is compatible with provides appropriate transitions to the predominant single family detached housing character of the communities. Therefore, the use of the RF3 Zone at this location is consistent with the Plan direction.



AVONMORE POPULATION - CURRENT NEIGHBOURHOOD PROFILE STATISTICS

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE January 17, 2019	<ul style="list-style-type: none">• Number of recipients: 116• No responses received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/Avonmore

CONCLUSION

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	18812
Date of Application Acceptance	December 21, 2018
Location:	Southeast corner of 76 Avenue NW and 89 Street NW
Address:	8755 76 Avenue NW
Legal Description:	Lot 1, Block 3, Plan 4629HW
Site Area:	540 m ²
Neighbourhood:	Avonmore
Notified Community Organizations:	King Edward Park Community League, South East Council of Community Leagues, The Avonmore Community League
Applicant:	Jason Yeung

PLANNING FRAMEWORK

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

Written By:
Approved By:
Branch:
Section:

Sean Lee
Tim Ford
City Planning
Planning Coordination