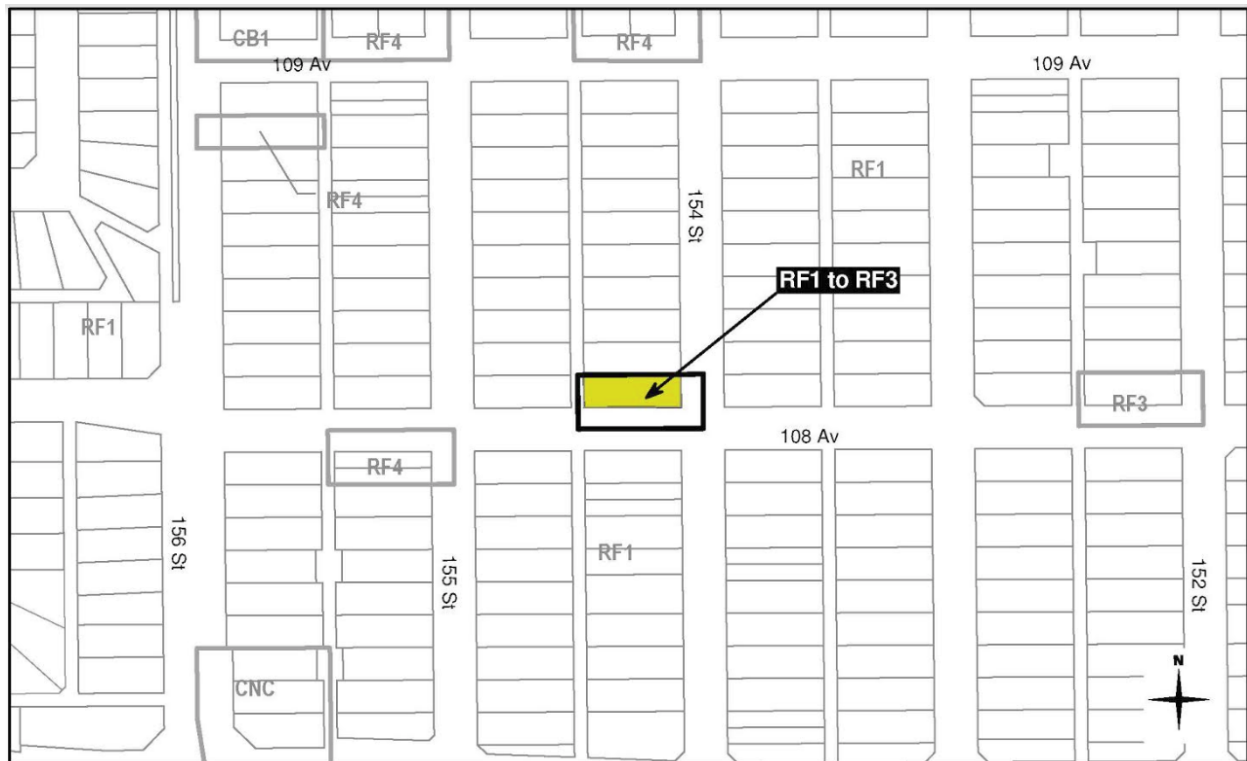




CITY PLANNING REPORT REZONING APPLICATION High Park

15402 - 108 Avenue NW

To allow for the development of small scale infill development.



RECOMMENDATION AND JUSTIFICATION

City Planning is in **SUPPORT** of this application because the proposed rezoning:

- supports a variation of housing forms in the High Park neighborhood;
- is in proximity to school and park sites, transit, and commercial services; and
- is in scale with existing development.

THE APPLICATION

CHARTER BYLAW 18705 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone.

The proposed rezoning would allow for a variety of small scale infill development opportunities. The intention of the rezoning is to develop row housing with up to four units.

SITE AND SURROUNDING AREA

The subject site is located on the corner of 108 Avenue NW and 154 Street NW and is currently occupied by a single family house. The site is surrounded by low density residential development on all sides.



AERIAL VIEW OF SITE

	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
North	(RF1) Single Detached Residential Zone	Single Detached House
South	(RF1) Single Detached Residential Zone	Single Detached House



LOOKING NORTHWEST FROM 108 AVENUE NW



LOOKING SOUTHWEST FROM 154 STREET NW

PLANNING ANALYSIS

LAND USE COMPATIBILITY

The proposed rezoning will continue to support a variety of low-scale housing options in the neighborhood. The stated intent of the applicant is to develop four units of row housing. Apartment housing and stacked row housing are also permitted uses; however, they require a minimum site size of at least 750 m² and cannot be developed on this site. Additionally, the Mature Neighborhood Overlay is in effect and ensures that the built form of low-scale residential infill development responds to its surrounding context through the use of setbacks, privacy screening measures, orientation of building mass, while maintaining the same height.

The proposed development is further supported by its proximity to a variety of amenities and services. The subject site is located three blocks from Ken Newman Park and two blocks from High Park School. Pockets of commercial uses exist along 156 Street which are within walking distance. Bus service is available along 156 Street and 107 Avenue.

High Park remains predominantly single detached housing, though alternative types of housing in the form of semi-detached, duplex, row housing and apartment housing exist throughout the neighborhood. The proposal will retain the neighborhood's low scale residential character while

further supporting the rejuvenation of older housing stock and increasing housing supply and options.

RESIDENTIAL INFILL GUIDELINES (RIGs)

The RIGs encourage row housing to be located along the edge of neighborhoods or adjacent to a park or school site. Though the proposed development does not meet this locational criteria, it is appropriately located on a corner site. Corner sites are generally recognized through residential zones within the Zoning Bylaw as being appropriate for development that is more intense in built form and density. As the majority of the neighborhood is zoned RF1 and supports the development of semi-detached houses located mid-block, row housing development presents suitable alternative housing forms to increase density that are in scale and character with surrounding development.

PLANS IN EFFECT

There is no plan in effect for the High Park neighbourhood.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCED NOTICE October 16, 2018	<ul style="list-style-type: none">• Number of recipients: 28• Three phone calls were received.• Only one caller expressed concerns over impacts to surrounding property values. The remaining callers were in general support of the application.
PUBLIC MEETING	<ul style="list-style-type: none">• Not held

CONCLUSION

City Planning recommends that City Council APPROVE this application.

APPENDICES

1. Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	18705
Date of Application Acceptance	October 1, 2018
Location:	North of 108 Avenue NW and West of 154 Street NW
Address(es):	15402 - 108 Avenue NW
Legal Description(s):	Lot 20, Block 12, Plan 965AH
Site Area:	687 m ²
Neighbourhood:	High Park
Ward - Councillor:	1 - Andrew Knack
Notified Community Organization:	High Park Community League
Applicant:	PK Developments

PLANNING FRAMEWORK

Current Zone and Overlays:	(RF1) Single Detached Residential Zone and the Mature Neighbourhood Overlay
Proposed Zone:	(RF3) Small Scale Infill Development Zone
Plan(s) in Effect:	N/A
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

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City Planning
Planning Coordination