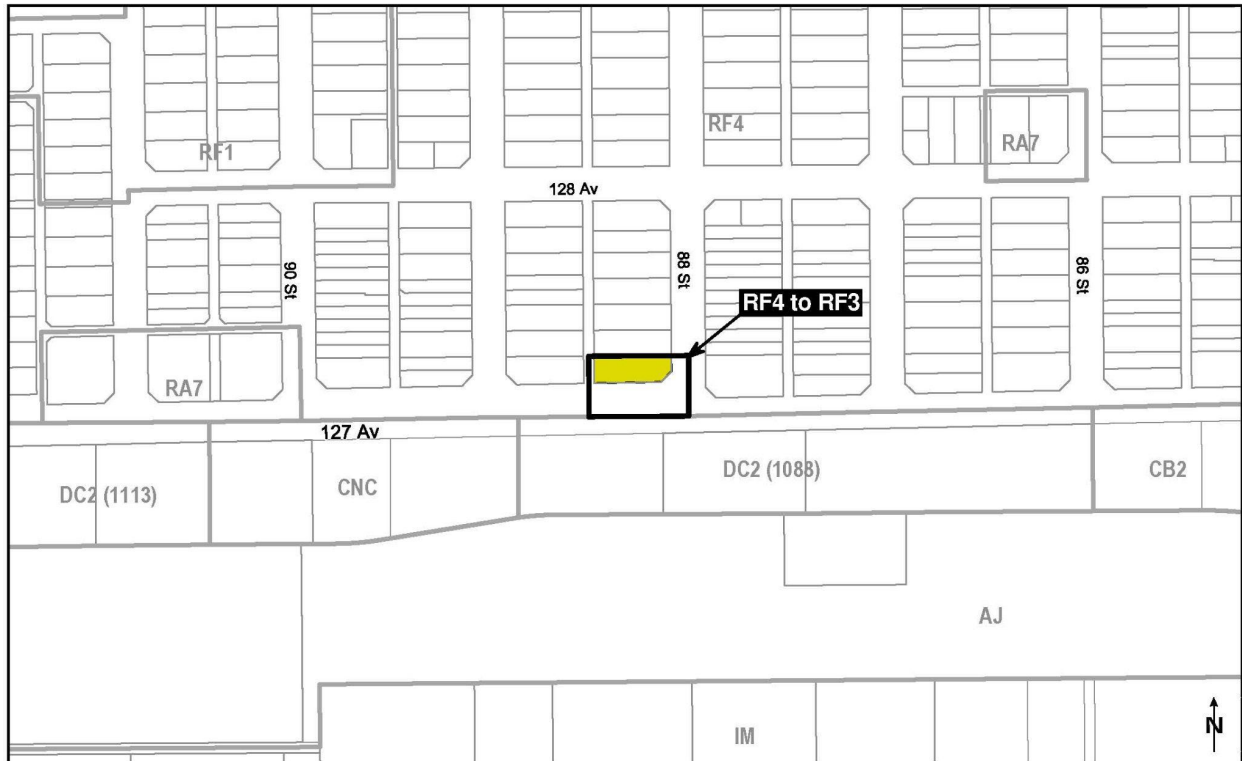




# ADMINISTRATION REPORT REZONING KILLARNEY

## 12720 - 88 STREET NW

To allow for small scale infill development.



**Recommendation:** That Charter Bylaw 19745 to amend the Zoning Bylaw from (RF4) Semi-detached Residential Zone to (RF3) Small Scale Infill Development Zone be APPROVED.

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

- will allow for a range of small scale housing choices; and
- supports infill development in alignment with the goals and objectives of The CityPlan.

## Report Summary

This land use amendment application was submitted by B & A Planning Group on January 28, 2021 on behalf of the landowner Metis Capital Housing Corporation. This application proposes to change the zoning of the subject parcel from (RF4) Semi-detached Residential Zone to (RF3) Small Scale Infill Development Zone.

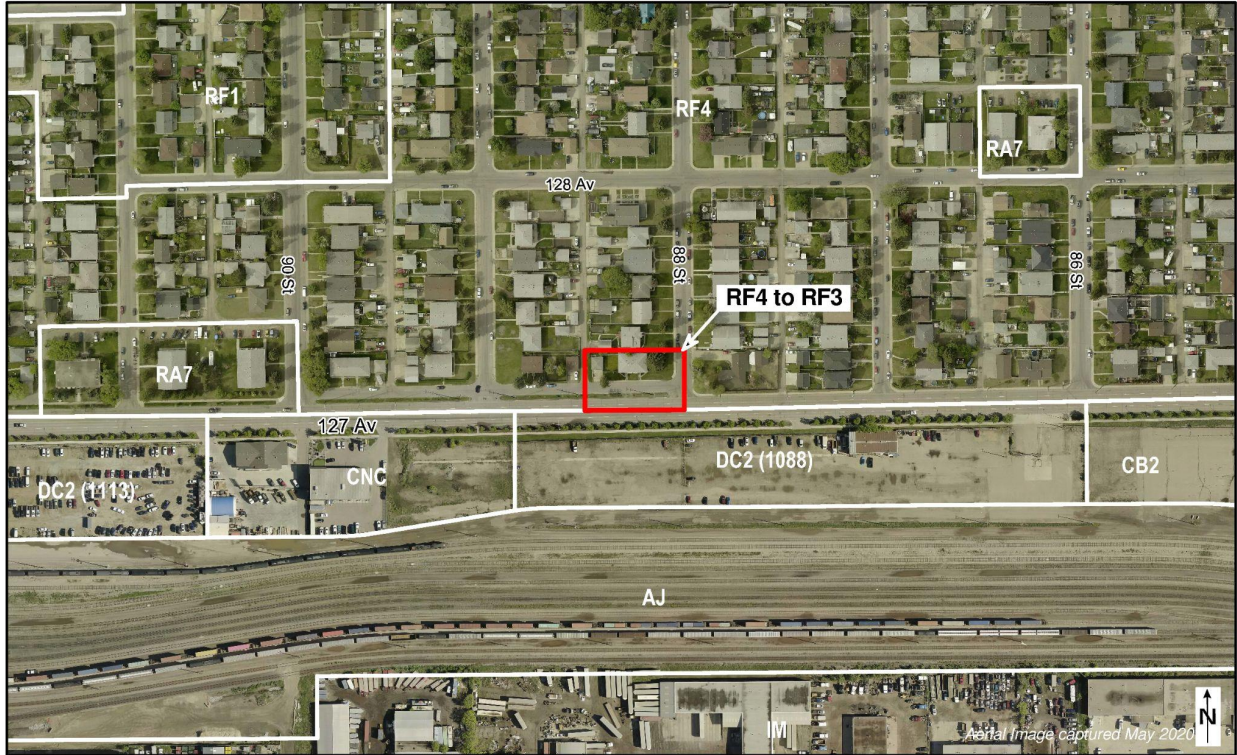
This proposal is in alignment with the applicable policies of CityPlan (MDP) by aligning with the goals and policies to accommodate all future growth for an additional 1.25 million population within Edmonton's existing boundaries. This is achieved by offering a diverse range of infill development opportunities through a wider range of residential dwelling types.

## The Application

**Charter Bylaw 19745** proposes to rezone the site from (RF4) Semi-detached Residential Zone to (RF3) Small Scale Infill Development Zone. If approved, the proposed RF3 zone will allow for a range of low density infill residential dwelling types including single detached, semi-detached, duplex housing, and multi-unit housing. The applicant has stated their intent is to build a three unit townhouse on the site.

## Site and Surrounding Area

The site is located north of 127 Avenue NW and west of 88 Street and is developed with single detached housing.



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(RF4) Semi-detached Residential Zone	Single Detached Housing
<b>CONTEXT</b>		
North	(RF4) Semi-detached Residential Zone	Single Detached House
East	(RF1) Single Detached Residential Zone	Single Detached House
South	(DC2.1088) Site Specific Development Control Provision	Temporary Storage
West	(RF4) Semi-detached Residential Zone	Single Detached House

## Planning Analysis

### LAND USE COMPATIBILITY

The application proposes to rezone the subject site from (RF4) Semi-detached Residential Zone to (RF3) Small Scale Infill Development Zone. There is no plan in effect for the area.

The subject site conforms to the Residential Infill Guidelines and is appropriately located for the proposed development being on a corner site adjacent to a service road. It is the applicants intent to develop Multi-unit Housing (3 unit row house).

**CITYPlan Alignment**

The proposed rezoning is in alignment with the applicable policies of CityPlan (MDP) by aligning with the goals and policies to accommodate all future growth for an additional 1.25 million population within Edmonton’s existing boundaries. This is achieved by offering a diverse range of infill development opportunities through a wider range of residential dwelling types.

**RF4 & RF3 COMPARISON SUMMARY**

	<b>RF4</b> <i>Current</i>	<b>RF3</b> <i>Proposed</i>
<b><u>Principal Building</u></b>	Single Detached, Semi-detached, Duplex Housing	Single Detached, Semi-detached, Duplex Housing, Multi-unit Housing
<b>Site Depth</b>	min 30.0 m	min 30.0 m
<b>Vehicular Access</b>	Dwellings may have front attached garages or access the lane	Dwellings may have front attached garages or access the lane
<b>Height</b>	max 10.0 m	max 10.0 m
<b>Front Setback</b>	min 4.5 m  (min 3.0 m with treed landscaped boulevard or min 5.5 m for front attached garage)	min 4.5 m  (min 3.0 m with treed landscaped boulevard or min 5.5 m for front attached garage)
<b>Interior Side Setback</b>	min 1.2 m  (3.0 m when there is no lane)	min 1.2 m  (3.0 m when there is no lane)

<b>Flanking Side Setback</b>	20% of site width (max 4.5 m)	20% of site width (max 3.1 m)
<b>Rear Setback</b>	min 7.5 m (4.5 m on a corner site)	min 7.5 m (4.5 m on a corner site)

## Technical Review

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

## Community Engagement

<b>ADVANCE NOTICE</b> February 3, 2021	<ul style="list-style-type: none"> <li>• Number of recipients: 25</li> <li>• No responses received</li> </ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"> <li>• <a href="https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/killarney-planning-applications.aspx">https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/killarney-planning-applications.aspx</a></li> </ul>

## Conclusion

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

## APPENDICES

- 1 Application Summary

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19745
Location:	North of 127 Avenue NW and west of 88 Street NW
Address:	12720 - 88 Street NW
Legal Description:	Lot 16, Block 6, Plan 4542KS
Site Area:	697 m2
Neighbourhood:	Killarney
Notified Community Organization(s):	The Edmonton North District Area Council Area Council and Killarney Community League
Applicant:	B & A Planning Group

### PLANNING FRAMEWORK

Current Zone and Overlay:	(RF4) Semi-detached Residential Zone & Mature Neighbourhood Overlay (MNO)
Proposed Zone and Overlay:	(RF3) Small Scale Infill Development Zone & Mature Neighbourhood Overlay (MNO)
Plan in Effect:	None
Historic Status:	None

Written By:  
Approved By:  
Branch:  
Section:

Luke Cormier  
Tim Ford  
Development Services  
Planning Coordination