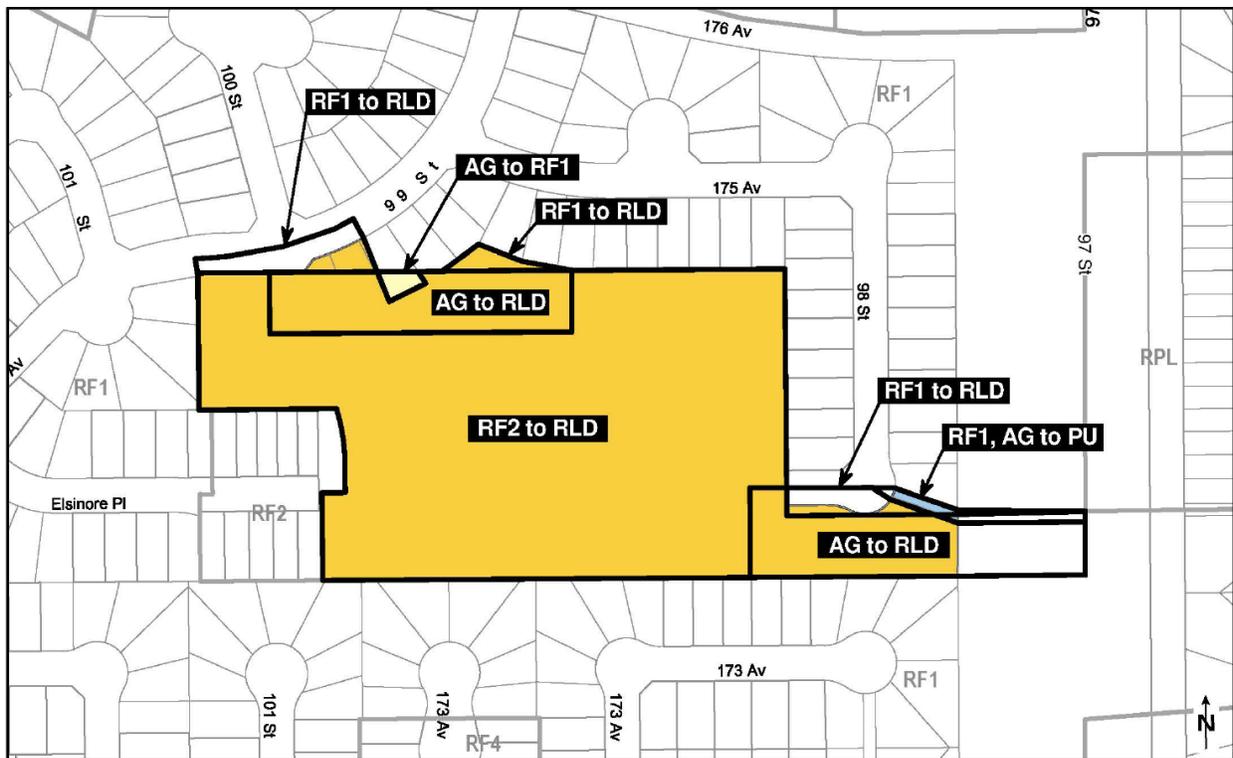




ADMINISTRATION REPORT REZONING ELSINORE

17310 - 97 Street NW, 9805 - 173B Avenue NW, 9907 and 9911 - 174 Avenue NW, 9847 - 175 Avenue NW, and 17317 - 98 Street NW

To allow for low density residential uses and a public utility lot.



Recommendation: That Charter Bylaw 19742 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone, (RF2) Low Density Infill Zone, and (AG) Agricultural Zone to (RLD) Residential Low Density Zone, (RF1) Single Detached Residential Zone and (PU) Public Utility Zone be APPROVED.

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

- will allow for a variety of low density residential uses;
- is compatible and appropriate with surrounding land uses; and
- conforms to the Elsinore Neighbourhood Structure Plan.

Report Summary

This rezoning was accepted from Aime Stewart (Scheffer Andrew) on March 16, 2021 on behalf of 541788 Alberta Ltd. and Canterra Developments Corp. This application proposes to rezone the site from (RF1) Single Detached Residential Zone, (RF2) Low Density Infill Zone and (AG) Agricultural Zone to (RLD) Residential Low Density Zone, (RF1) Single Detached Residential Zone and (PU) Public Utility Zone to allow for low density residential housing forms and a public utility lot.

The proposal is in alignment with the Elsinore Neighbourhood Structure Plan which designates the site for single detached residential housing.

An associated subdivision for the subject site is currently under review by Administration.

A previous application to rezone a portion of the subject site from (AG) Agricultural Zone and (RF2) Low Density Infill Zone to (RF5) Row Housing Zone to allow for Row Housing and to amend the Elsinore Neighbourhood Structure Plan (NSP) was refused by City Council at the November 28, 2016 Public Hearing.

The Application

CHARTER BYLAW 19742 proposes to rezone the site from (RF1) Single Detached Residential Zone, (RF2) Low Density Infill Zone, and (AG) Agricultural Zone to (RLD) Residential Low Density Zone, (RF1) Single Detached Residential Zone, and (PU) Public Utility Zone to allow for low density residential housing forms and a public utility lot.

The applicant's stated intent is to develop Single Detached Residential housing on the site.

Site and Surrounding Area

The 4.21 ha undeveloped site is located south of 176 Avenue NW and west of 97 Street NW in the southeastern part of the Elsinore neighbourhood. The site was once part of the Horricks Dairy Farm, and remained agricultural as the surrounding neighbourhood developed. Most of the surrounding neighbourhood developed during the late 1980s and early 1990s.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> ● (RF1) Single Detached Residential Zone ● (RF2) Low Density Infill Zone ● (AG) Agricultural Zone 	<ul style="list-style-type: none"> ● Undeveloped land
CONTEXT		
North	<ul style="list-style-type: none"> ● (RF1) Single Detached Residential Zone 	<ul style="list-style-type: none"> ● Single Detached Housing
East	<ul style="list-style-type: none"> ● (RF1) Single Detached Residential Zone 	<ul style="list-style-type: none"> ● Single Detached Housing
South	<ul style="list-style-type: none"> ● (RF1) Single Detached Residential Zone 	<ul style="list-style-type: none"> ● Single Detached Housing
West	<ul style="list-style-type: none"> ● (RF1) Single Detached Residential Zone ● (RF2) Low Density Infill Zone 	<ul style="list-style-type: none"> ● Single Detached Housing ● Undeveloped land



SUBJECT SITE LOOKING SOUTH FROM 99 STREET

Planning Analysis

LAND USE COMPATIBILITY

The area of Elsinore south of 176 Avenue NW is generally zoned (RF1) Single Detached Residential zone. A broader variety of residential housing north of 176 Avenue NW includes Semi-detached Housing, Row Housing, and Apartment Housing. The areas to the east, west, north, and south of the subject site consist of single detached houses. The proposed rezoning to RLD and intended development for Single Detached Housing will be compatible and appropriate with the surrounding land uses.

The rezoning area is located within the Elsinore Neighbourhood Structure Plan (NSP). The proposed RLD Zone generally conforms with the Elsinore NSP which designates the site for Single Detached Residential. The proposal complies with Section 1.3 of the NSP which supports a housing mix according to present trends and new housing forms and building types to accommodate changing demands.

PLANS IN EFFECT

The Castle Downs Extension Area Structure Plan (ASP) designates the site for residential uses. The Elsinore Neighbourhood Structure Plan (NSP) designates the site for "Single Detached Residential uses", and generally speaks to a prevalence of single detached housing for the neighbourhood. The proposed RLD zoning generally conforms to the Elsinore NSP and the single detached housing designation for the site.

City Plan Alignment

The Elsinore neighbourhood is considered a “Redeveloping Area” in the City Plan (MDP). The area around the subject site has been built-out since the 1990s. Redeveloping Areas include established areas and non-residential areas that have gone through their first lifecycle and are positioned for ongoing adaptation in the future.

The proposal aligns with policies of the City Plan by accommodating future growth for an additional 1.25 million population within Edmonton’s existing boundaries. The application will allow for the development of low density housing to support Edmonton’s growing population and will complete the development of the Elsinore neighbourhood.

RF1, RF2, & RLD COMPARISON SUMMARY

	RF1 <i>Current</i>	RF2 <i>Current</i>	RLD <i>Proposed</i>
Principal Building	Single Detached Housing Semi-Detached Housing Duplex Housing	Single Detached Housing Semi-Detached Housing Duplex Housing	Single Detached Housing Semi-Detached Housing Duplex Housing
Single Family:			
Site Area	250.8 m2 (min)	250.8 m2 (min)	n/a
Site Width	7.5 m (min)	7.5 m (min)	n/a
Site Depth	30.0 m (min)	30.0 m (min)	27.0 m (min)
Max Site Coverage	40-42%	40-42%	50-53%
Max Dwellings for Subject Site*	115	115	97 lots proposed
Vehicular Access	Front & Rear Drive Access	Front & Rear Drive Access	Front Drive Access
Height	10 m	10 m	10 m
Front Setback	min 4.5 m	4.5 m	4.5 m
Rear Setback	min 7.5 m	7.5 m	7.5 m
Side Yard	min 1.2 m	1.2 m	1.2 0 m for Zero Lot Line
* Calculated using total front feet of proposed subdivision plan divided by minimum lot widths			

Technical Review

The proposed rezoning has been reviewed by all required technical agencies. The planned civic infrastructure can accommodate the proposed rezoning and will be provided as development progresses.

Transportation & Transit:

Administration from the Transportation and Transit teams support the proposed rezoning application.

The owner will be required to construct a neighborhood walkway connection to the existing shared use path on the west side of 97 Street NW, and remove the existing access off 97 Street NW. The boulevard, shared use path and 97 Street median are required to be restored.

97 Street and 176 Avenue are retaining bus service with implementation of the Bus Network Redesign.

All required transportation infrastructure will be provided at the subdivision stage.

Drainage:

The proposed rezoning can be supported by the planned drainage infrastructure. Storm and sanitary infrastructure will be provided at the subdivision stage.

EPCOR Water:

EPCOR Water supports the proposed rezoning application and advises that the required infrastructure will be provided at the subdivision stage.

Community Engagement

ADVANCE NOTICE March 23, 2021	<ul style="list-style-type: none">● Number of recipients: 167● Number of responses in support: 0● Number of responses with questions and concerns: 18● Comments and questions are summarized below
WEBPAGE	<ul style="list-style-type: none">● edmonton.ca/elsinoreplanningapplications

Common comments included concerns with respect to:

- **Built Form:** Residents expressed an expectation that the neighbourhood would develop with single-detached housing as planned. There were concerns that the proposed RLD zoning for the site may include Multi-family housing (as was previously proposed for the site) and that this built form would be too dense and not compatible with the existing neighbourhood character. Administration advised residents that the proposed RLD zoning does not include Multi-family housing.

- **Transportation:** Some residents commented that the increased traffic may exacerbate existing congestion issues, especially at the 176 Avenue and 97 Street intersection. Comments also included concerns about increased speeding and safety issues at crossings.
- **Green Space:** Some residents had wanted to see the treed areas within the site preserved.
- **Other Infrastructure:** Residents had concerns about the site's drainage and sewer capacity, and noted past instances of water flow issues and flooding.
- **Socio Economic:** Concerns were expressed with respect to the possibility of decreased property values.
- **Process/Developer/City Council/City Administration:** Many residents expressed concerns that the applicant wasn't using the existing zoning for the site for their development. Comments also communicated a distrust of City Council, City Administration, and the developer.

City Administration responded to each of the responses that it received to the advance notice and consulted with the developer to provide information on the proposed development for the site and the expected construction timelines.

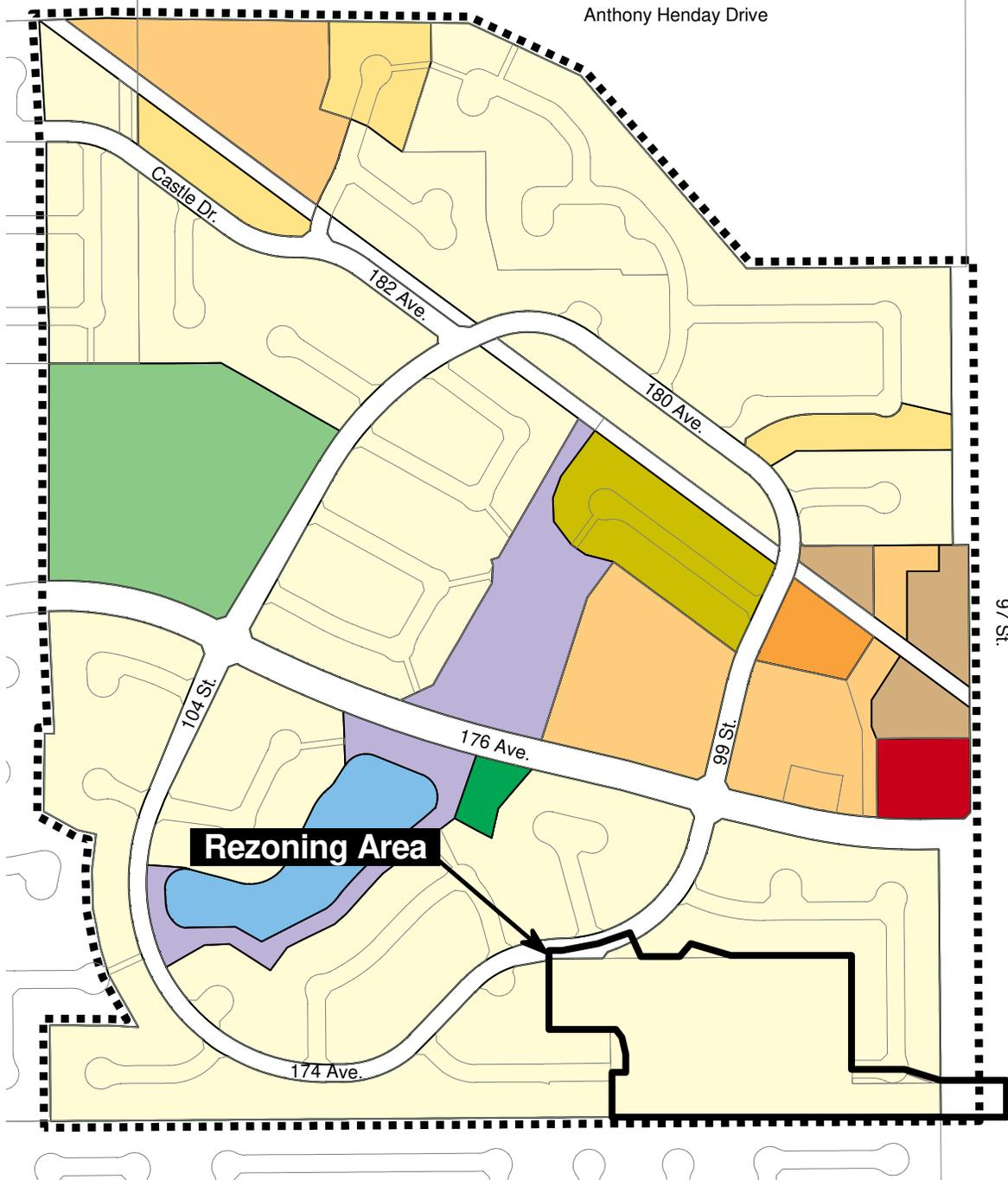
City Administration including the File Planner and Senior Planner attended a zoom town hall event hosted by the Ward Councillor for the application. Answers to questions related to the processing and review of the application were provided.

Conclusion

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

APPENDICES

- 1 Context Plan Map (Elsinore NSP)
- 2 Application Summary



BYLAW 16008
APPROVED
ELSINORE
 Neighbourhood Structure Plan
 (as amended)

	Single Detached Residential		Shopping Centre District
	Semi-Detached Site Specific		School / Park
	Semi-Detached Residential		Public Parks District
	Row Housing		Public Utility District
	Low Rise Apartment		Stormwater Retention Pond
	Row Housing Site Specific		N.S.P. Boundary



Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19742
Location:	South of 176 Avenue NW and west of 97 Street NW
Addresses:	17310 - 97 Street NW, 9805 - 173B Avenue NW, 9907 and 9911 - 174 Avenue NW, 9847 - 175 Avenue NW, & 17317 - 98 Street NW
Legal Descriptions:	Lot 1, Block 1, Plan 7821490, Lot A, Block 67, Plan 8822276, Lots B, C, & D, Block 69, Plan 8822276, & Lot 28PUL, Block 67, Plan 8822276
Site Area:	4.21 ha
Neighbourhood:	Elsinore
Notified Community Organizations:	Baturyn Community League, & Castle Downs Recreation Society Area Council
Applicant:	Aime Stewart; Scheffer Andrew

PLANNING FRAMEWORK

Current Zones:	(RF1) Single Detached Residential Zone, (RF2) Low Density Infill Zone, & (AG) Agricultural Zone
Proposed Zones:	(RLD) Residential Low Density Zone, (RF1) Single Detached Residential Zone, & (PU) Public Utility Zone
Plans in Effect:	Elsinore Neighbourhood Structure Plan (NSP) & Castle Downs Extension Area Structure Plan (ASP)
Historic Status:	None

Written By:	Sean Conway
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination