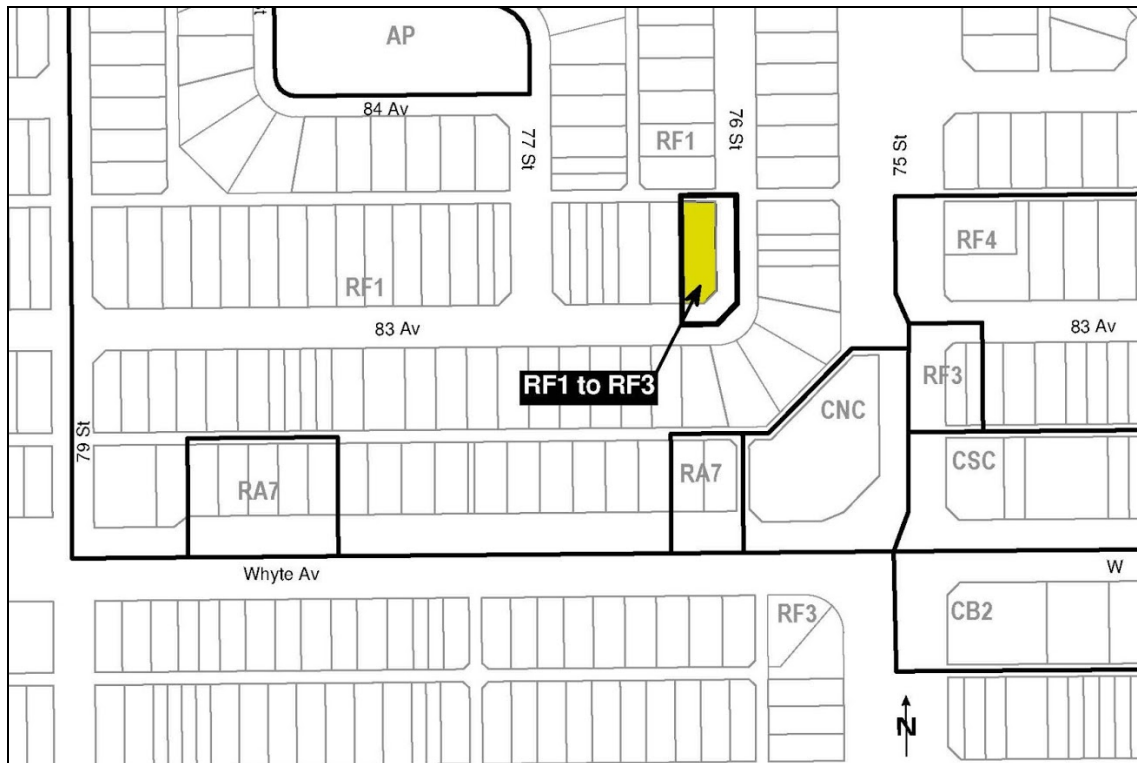




ADMINISTRATION REPORT REZONING IDYLWYLDE

7604 83 Avenue NW

To allow for small scale infill development.



Recommendation: That Charter Bylaw 19768 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone be APPROVED.

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

- provides the opportunity for increased density and housing diversity in the Idylwyld neighbourhood;
- provides sensitive transitions and setbacks to adjacent properties; and
- is located on a corner lot, where row housing developments are generally supported under the (RF3) Small Scale Infill Development Zone.

Report Summary

This land use amendment application was submitted by Situate Inc. on March 11, 2021 on behalf of Haynes Homes. This application proposes to change the designation of a corner parcel from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone to allow the development of small scale housing such as Single Detached, Semi-detached or Multi-unit Housing. The Mature Neighbourhood Overlay would continue to apply to the site to ensure the future built form remains compatible with the existing residential neighbourhood. The applicant's intent is to develop row housing.

This proposal is in alignment with the goals and policies of the City Plan to accommodate all future growth for an additional 1.25 million population within Edmonton's existing boundaries. To do this, 50% of all new residential units are intended to be created at infill locations. There is no local area plan for this area of the City.

The Application

CHARTER BYLAW 19768 is to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone. The purpose of the proposed RF3 Zone is to provide for a mix of small scale housing such as Single Detached, Duplex, Semi-detached and Multi-unit Housing. The rezoning would increase the potential number of principal dwellings on the site from two to five depending on the future building design.

Site and Surrounding Area

The site area is approximately 805 m² and consists of one lot with an existing single detached house. The site is located in the interior of the Idylwylde Neighbourhood on the corner where 76 Street turns into 83 Avenue, which is not a standard intersection.

The site is located approximately 400 metres walking distance from 82 Avenue and 260 metres walking distance to 75 Street NW, both of which are arterial roadways and have frequent transit routes. The site is located approximately 700 metres from the Bonnie Doon LRT Stop.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF1) Single Detached Residential Zone	Single Detached House
CONTEXT		
All directions	(RF1) Single Detached Residential Zone	Single Detached Houses



VIEW LOOKING NORTHWEST FROM 83 AVENUE NW



VIEW LOOKING WEST FROM 76 STREET NW

Planning Analysis

HISTORY OF SITE

There was a previous application to rezone this site from RF1 to RF3, which was refused at Public Hearing on March 10, 2020. This application was again submitted after the Zoning Bylaw required waiting period of twelve months. Since this time, City Plan has been approved (December 7, 2020), and the Southeast Area Structure Plan is in the process of being repealed.

LAND USE COMPATIBILITY

The subject property is a corner site, surrounded by roadways on three sides, and is located in a mature neighbourhood. The proposed RF3 Zone is subject to the Mature Neighborhood Overlay (MNO) in this location, which is designed to ensure that infill development, such as row housing, is sensitive to its surrounding context. The proposed development will be limited to a maximum height of 8.9 metres and any vehicular access will be required from the alley. The proposed rezoning is considered to be sensitive intensification.

ZONING COMPARISON SUMMARY

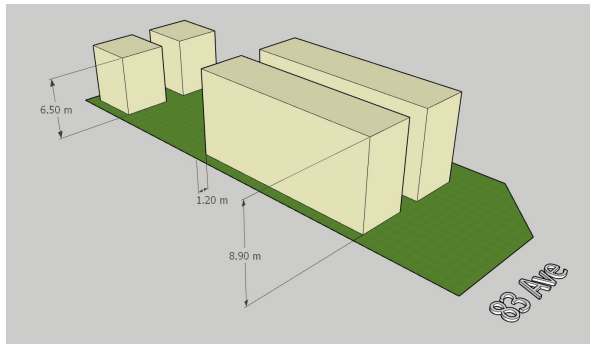
	RF1 + MNO <i>Current</i>		RF3 + MNO <i>Proposed</i>	
Principal Building	Single Detached Housing ¹		Multi-Unit Housing	
Height	8.9 m		8.9 m	
Front Setback 1.5 m less than adjacent front setback	Approximately 6.0 m		Approximately 6.0 m	
Interior Side Setback	1.2 m		3.0 m	
Flanking Side Setback	1.2 m		2.0 m	
Rear Setback (40% of Site Depth)	19.7 m		19.7 m	
Maximum No. Dwelling Units	Two (2) Principal Dwellings ¹ Two (2) Secondary Suites Two (2) Garden Suites		Five (5) Principal Dwellings Five (5) Secondary Suites Five (5) Garden Suites ²	
Accessory Building	Garden Suite ²	Detached Garage ²	Garden Suite ²	Detached Garage ²
Height	6.5 m	4.3 m	6.5 m	4.3 m
Interior Side Setback	1.2 m	0.6 m	1.2 m	0.6 m
Flanking Side Setback	1.2 m	1.2 m	2.0 m	2.0 m
Rear Setback	1.2 m	1.2 m	1.2 m	1.2 m

Notes:

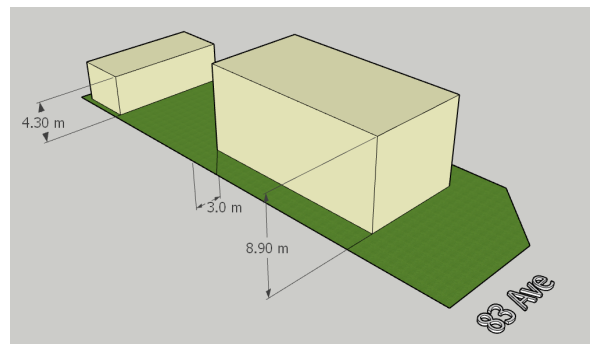
¹ Lot Subdivision would be required to accommodate two Single Detached principal structures/dwellings under RF1. Minimum setbacks indicated are assuming lot subdivision. Semi-detached could be built without subdividing under RF1.

² Secondary Suites and Garden Suites are allowed with each principal dwelling, the likelihood of these suites diminishes as the number of principal dwellings increases.

POTENTIAL RF1 BUILT FORM W/ GARDEN SUITES



POTENTIAL RF3 BUILT FORM W/ DETACHED GARAGE



PLANS IN EFFECT

There are no Plans in Effect for this Neighbourhood.

CITY PLAN

The proposed rezoning aligns with the goals and policies of the City Plan, which encourages increased density at a variety of scales, densities and designs. The application helps to achieve the goal of 50% of new units added through infill city wide.

The site is located about one block from both 82 Avenue NW, which is a Secondary Corridor at this location, and one block from 75 Street NW, which is a Secondary Corridor to the south of 82 Avenue NW. Development along secondary corridors is intended to be low to mid-rise development with a width ranging from one to three blocks.

The site is also located within the Bonnie Doon District Node, which is identified as being 800 metres to 1 kilometre across. District Nodes are identified for the development of mid to high-rise development, however, this site is near the edge of the node, at approximately 700 metres, and surrounded by single family homes in the interior of a neighbourhood. With this in mind, it is also important to note that the City Plan recognizes that transforming a neighbourhood to these increased densities takes time and may be incremental. As this property is not located directly on a major roadway, but is within a majority single detached housing area, the proposed RF3 is considered to be a good balance of the policies and existing neighbourhood context.

Technical Review

Transportation

With redevelopment of the site, vehicular access will be from the adjacent lane in conformance with the Mature Neighbourhood Overlay.

The road section where 83 Avenue NW connects with 76 Avenue NW was reviewed following feedback from area residents. It was identified that the road section is constrained to efficiently accommodate emergency vehicle movements. Parking restriction signs will be installed on both sides of this road section to facilitate more efficient movements of large vehicles.

Drainage

Development allowed under the proposed zone would not have a significant impact on existing drainage infrastructure.

EPCOR Water

The applicant/owner will be responsible for all costs associated with providing City standards of water supply including any changes to the existing water infrastructure required by this application.

Following an Infill Site Assessment by Fire Rescue Services, it was concluded that existing on-street fire protection infrastructure is sufficient for development within the RF3 Zone.

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

Community Engagement

<p>ADVANCE NOTICE Date</p>	<ul style="list-style-type: none"> ● Number of recipients: 34 ● Number of responses in support: 0 ● Number of responses with concerns: 7 ● Comments are summarized below
<p>WEBPAGE</p>	<ul style="list-style-type: none"> ● edmonton.ca/idylwyldplanningapplications

Several responses were received from the community. Below is a summary of the feedback received, categorized by topic.

Infill Development

The area has recently seen a lot of infill development, which has resulted in the following concerns relating to the additional dwellings that would be allowed under the proposed zoning:

- this small area within the neighbourhood has recently seen 7 lots subdivided, resulting in 14 skinny homes, several of which have garden suites (some still under construction) - this includes the short block on which this proposed rezoning is located, which used to have five lots and now has seven
- infill development should be incremental and spread out, but there is a large concentration on this small block
- infill on actual corners, or even midblock along through roads is more appropriate
- newer skinny homes are pricing out young families
- construction noise in the area has been quite constant, as well as the additional noise from side venting furnaces from additional homes
- additional street parking has been connected with the increase in density in the area

Built Form

- the neighbour directly adjacent to the site to the west is concerned regarding privacy and overlook into their yard
- additional height will cause additional shadowing

Traffic, Parking, and Roadways/Access

- the roadway is narrow, and cannot support additional density of this scale, with relation to parking, traffic, tight turning radius for large vehicles (i.e. school buses, fire trucks) which cannot make the turn when vehicles are parked on both sides of the corner
- there is no direct access to the site, as would be typical of a standard corner site with additional route options

Conclusion

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19768
Location:	Northwest corner of 76 Street NW and 83 Avenue NW
Address:	7604 83 Avenue NW
Legal Description:	Lot 28, Block 13, Plan 4892HW
Site Area:	805 m ²
Neighbourhood:	Idylwylde
Notified Community Organizations:	Idylwylde Community League South East Community Leagues Association Area Council
Applicant:	Chelsey Jersak, Situate

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
Plans in Effect:	None
Historic Status:	None

Written By: Heather Vander Hoek
Approved By: Tim Ford
Branch: Development Services
Section: Planning Coordination