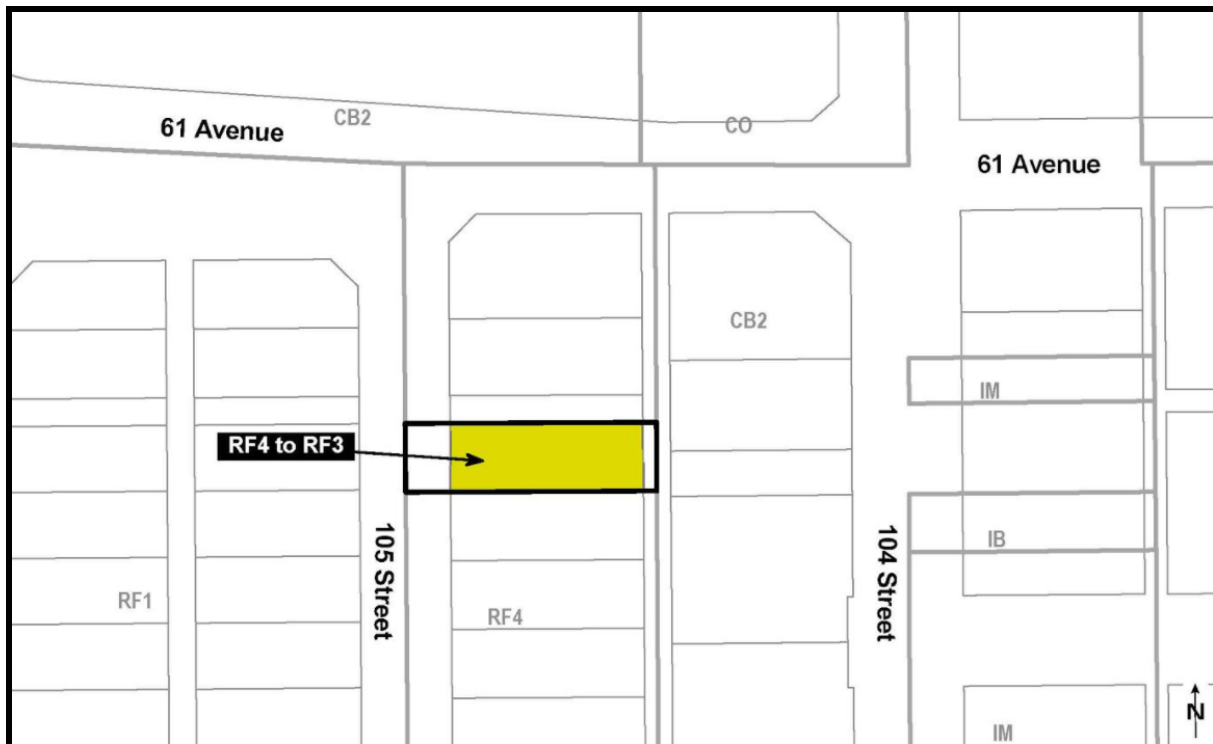




ADMINISTRATION REPORT **REZONING** PLEASANTVIEW

6035 - 105 Street NW

To allow for small scale infill housing.



Recommendation: That Charter Bylaw 19778 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:

- allows for Multi-unit Housing on a site that functions similar to a corner lot, sharing only one property line with residentially used land;
- contributes to a diversity of housing options in the Pleasantview neighborhood; and
- is compatible with surrounding development.

Report Summary

This rezoning application was submitted by EINS Development Consulting on March 12, 2021 on behalf of the landowner Maya Murdeshwar. This application proposes to change the designation of one parcel from (RF4) Semi-detached Residential Zone to (RF3) Small Scale Infill Development Zone to allow for a mix of small scale housing, such as Single Detached Housing, Semi-Detached Housing and Multi-unit Housing.

The key difference between the existing RF4 Zone and the proposed RF3 Zone is the introduction of Multi-unit Housing as a permitted use. The Mature Neighborhood will continue to apply to the proposed RF3 Zone which limits height to 8.9 metres and requires a front setback in general conformance with abutting properties.

The RF3 Zone is generally considered appropriate in mature neighborhoods on corner sites. Though this site is not formally on a corner, it functions very similar to a corner site in that it only shares one property line with residentially used land.

The intent for the site is to develop four (4) dwellings of Multi-unit Housing with four (4) Secondary Suites, for a total of eight (8) dwellings.

The Application

1. Charter Bylaw 19778 to amend the Zoning Bylaw to rezone one parcel from (RF4) Semi-detached Residential Zone to (RF3) Small Scale Infill Development Zone to allow for a mix of small scale housing, such as Single Detached Housing, Semi-Detached Housing and Multi-unit Housing.

Site and Surrounding Area

This rezoning area consists of one standard sized residential lot, located along 105 Street, in the northeast corner of the Pleasantview neighborhood. The site is surrounded by a mix of land uses: to the west (across 105 Street) and to the south is single detached housing, to the north is a Utility lot and to the east (across the lane) is commercial development ranging from 1 to 3 storeys in height.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF4) Semi-detached Residential Zone	Single Detached House
CONTEXT		
North	(RF4) Semi-detached Residential Zone	Utility lot
East	(CB2) General Business Zone	Commercial development
South	(RF4) Semi-detached Residential Zone	Single Detached House
West	(RF4) Semi-detached Residential Zone	Single Detached Housing



LOOKING SOUTHEAST FROM 105 STREET NW



LOOKING NORTHEAST FROM 105 STREET NW

Planning Analysis

The purpose of the existing RF4 Zone is to allow for primarily Semi-detached Housing and Duplex Housing. The purpose of the proposed RF3 Zone is to allow for a mix of small scale housing, such as Single Detached Housing, Semi-Detached Housing and Multi-unit Housing.

The key difference between the existing RF4 Zone and the proposed RF3 Zone is the introduction of Multi-unit Housing as a permitted use. The Mature Neighborhood (MNO) will continue to apply to the proposed RF3 Zone which limits height to 8.9 metres and requires a front setback in general conformance with abutting properties. The below table is a comparison between key development regulations of each zone:

	RF4 + MNO <i>Current</i>	RF3 + MNO <i>Proposed</i>
Principal Building	Semi-detached Housing	Multi-Unit Housing
Height	8.9 m	8.9 m
Front Setback	Determined based on adjacent front setback	Determined based on adjacent front setback
Interior Side Setbacks	1.2 m	1.5 m (20% of Site Width)
Rear Setback (40% of Site Depth)	17.1 m	17.1 m

Maximum No. Dwelling Units	Two (2) Principal Dwellings ¹ ; and Two (2) Secondary Suites; or Two (2) Garden Suites		Four (4) Principal Dwellings; and Four (4) Secondary Suites; and Four (4) Garden Suites	
Site Coverage	40%		45%	
Accessory Building	Garden Suite ²	Detached Garage	Garden Suite	Detached Garage
Height	6.5 m	4.3 m	6.5 m	4.3 m
Interior Side Setbacks	1.2 m	0.6 m	1.5 m	0.6 m
Rear Setback	1.2 m	1.2 m	1.2 m	1.2 m
Notes:				
¹ Two principal structures can be achieved by developing a semi-detached or duplex structure or through Lot Subdivision.				
² If Secondary Suites are developed, Garden Suites cannot be developed and the Accessory building would come in a smaller form of a standard Garage structure.				

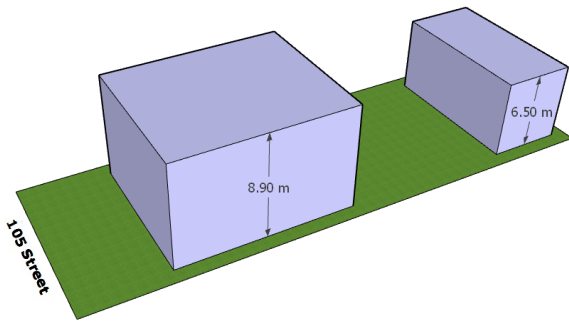
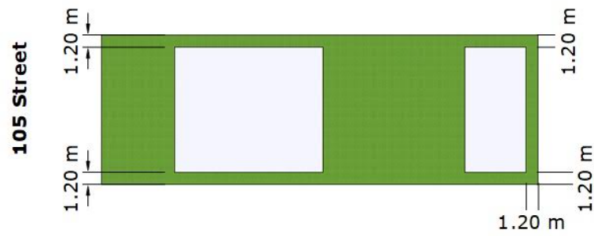
As illustrated in the table, other notable changes that are introduced by the RF3 Zone are additional density, through the allowances of Multi-unit Housing with the option for both Secondary and Garden Suites as well as a marginal increase of 5% site coverage.

Though the right-hand column in the above table is meant to reflect the maximum possible development intensity allowed by the proposed RF3 zoning, it should be noted that the intent of the applicant is to build Multi-Unit Housing with four (4) principal dwellings and (4) secondary suites. Though permitted, there is no intent for Garden Suites in the rear.

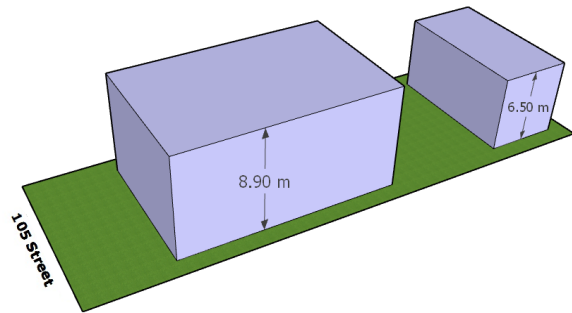
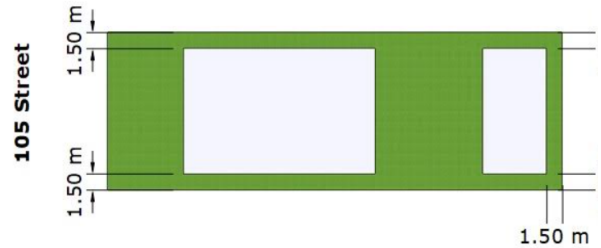
Recognizing the additional density and marginally larger building that is allowed, the subject site is an appropriate location for the RF3 Zone in consideration of the following reasons:

- Though this site is not formally on a corner where the RF3 Zone is generally considered suitable, it functions very similar to a corner site in that it only shares one property line with residentially used land (to the south); and
- The site is located in the far northeast corner of the neighborhood, putting it in close proximity to transit services along 106 Street and 61 Avenue and commercial services available along 104 Street.

POTENTIAL RF4 BUILT FORM W/GARDEN SUITE SUITE



POTENTIAL RF3 BUILT FORM W/GARDEN SUITE



PLANS IN EFFECT

There is no plan in effect for the Pleasantview neighborhood.

CITY PLAN

The proposed rezoning supports the direction outlined in the City Plan by enabling ongoing residential infill to occur at a variety of scales, densities and designs within all parts of the residential areas and accommodating future growth to a population of 1.25 million within Edmonton's existing boundaries.

Technical Review

Transportation

Transportation supports the proposed rezoning and advises that site access shall be provided from the existing lane at the development permit stage.

Transit

Transit supports the proposed rezoning and advises that there is an existing bus stop within 450 meters of the site on 106 Street NW and 61 Avenue NW.

Drainage

Drainage supports the proposed rezoning and advises that there is sanitary servicing available from an existing 250mm combined sewer main within 105 Street NW.

EPCOR Water

EPCOR Water supports the proposed rezoning and advises that the site can continue to be serviced by the water main within 105 Street NW. There is a deficiency in on-street hydrant spacing which may require a new hydrant to be installed along 105 Street NW at the development permit stage.

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

Community Engagement

ADVANCE NOTICE April 28, 2021	<ul style="list-style-type: none">• Number of recipients: 22• No responses received
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Conclusion

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19778
Location:	South of 61 Avenue NW, along 105 Street NW
Address:	6035 - 105 Street NW
Legal Description:	Lot 4, Block 42, Plan 2015MC
Site Area:	650 m ²
Neighbourhood:	Pleasantview
Notified Community Organization:	Pleasantview Community League
Applicant:	EINS Development Consulting

PLANNING FRAMEWORK

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

Written By:
Approved By:
Branch:
Section:

Stuart Carlyle
Tim Ford
Development Services
Planning Coordination