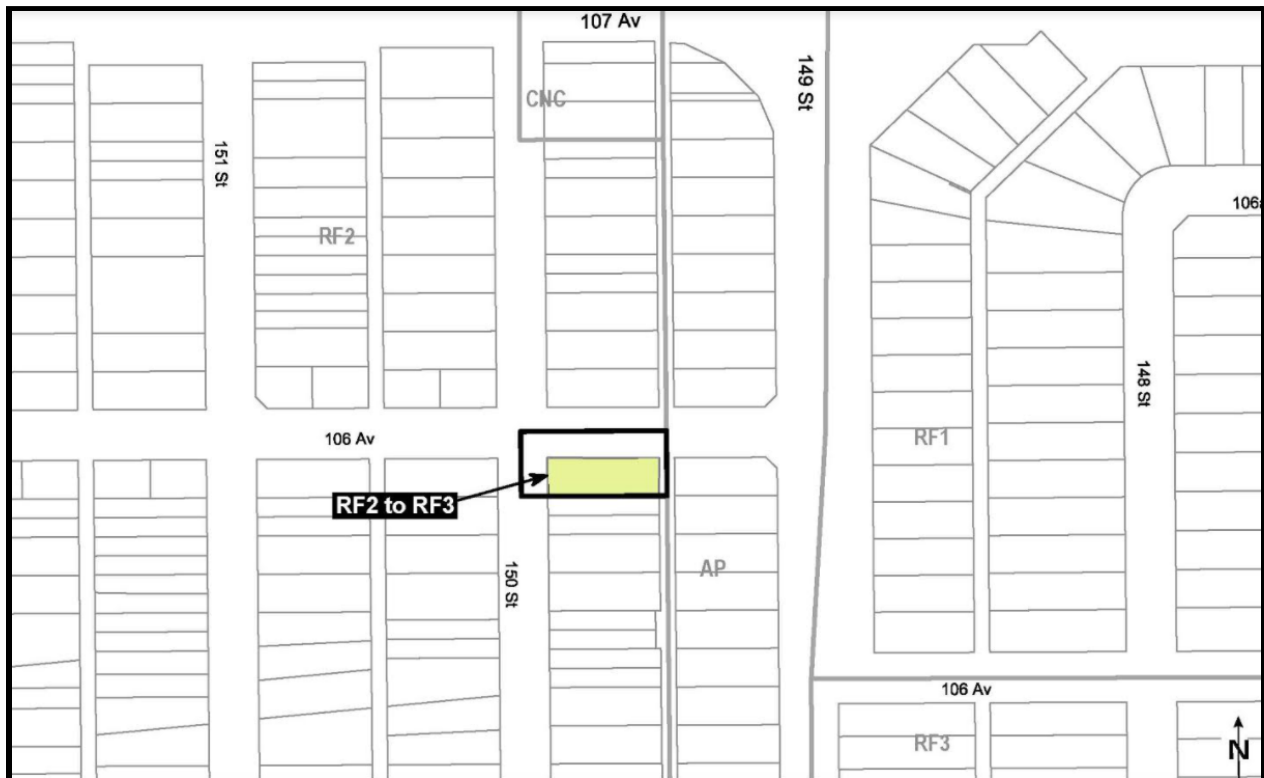




ADMINISTRATION REPORT **REZONING** CANORA

10545 - 150 Street NW

To allow for a mix of small scale housing.



Recommendation: That Charter Bylaw 19818 to amend the Zoning Bylaw from (RF2) Low Density Infill Zone to (RF3) Small Scale Infill Development Zone be APPROVED.

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

- the slight increase in allowable density provides an opportunity for a more efficient building with a sensitive and compatible built form; and
- the application conforms with the intent of the Jasper Place Area Redevelopment Plan.

Report Summary

This rezoning application was submitted by Rob Clunes on April 19, 2021. This application proposes to change the designation of one parcel from (RF2) Low Density Infill 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 RF2 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.

This application conforms with the Jasper Place Area Redevelopment Plan which designates this site as "C2". Row Housing, which can be accommodated under the Multi-unit Housing use permitted by the proposed RF3 Zone, is a supported built form under this designation.

The intent for the site is to develop four (4) dwellings of Multi-unit Housing on this site.

The Application

1. CHARTER BYLAW 19818 to amend the Zoning Bylaw to rezone one parcel from (RF2) Low Density Infill 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 on a corner, at the intersection of 150 Street NW and 106 Avenue NW. This site is surrounded on all sides by a mix of small-scale residential development in the form of single and semi-detached housing, with the exception of a linear park located to the east of this site.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF2) Low Density Infill Zone	Single Detached House
CONTEXT		
North	(RF2) Low Density Infill Zone	Single Detached House
East	(AP) Public Parks Zone	Open Space (unnamed park)
South	(RF2) Low Density Infill Zone	Semi-detached House
West	(RF2) Low Density Infill Zone	Semi-detached House



LOOKING SOUTHEAST FROM 106 AVENUE NW



LOOKING SOUTHWEST FROM 106 AVENUE NW

Planning Analysis

The purpose of the existing RF2 Zone is to allow for Single Detached Housing, infill on narrow lots, Semi-detached Housing, Duplex Housing, Secondary Suites and Garden Suites. The purpose of the proposed RF3 Zone is to allow for a mix of small scale housing.

The key difference between the existing RF2 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:

	RF2 + MNO <i>Current</i>	RF3 + MNO <i>Proposed</i>
<u>Principal Building</u>	Single Detached Housing ¹	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 Setback	1.2 m	3.0 m
Flanking Side Setback	4.5 m	2.0 m
Rear Setback (40% of Site Depth)	17.8 m	17.8 m

Maximum No. Dwelling Units	Two (2) Principal Dwellings ¹ ; and Two (2) Secondary Suites; and Two (2) Garden Suites		Four (4) Principal Dwellings; and Four (4) Secondary Suites; and Four (4) Garden Suites	
Site Coverage	42% ²		45%	
<u>Accessory Building</u>	Garden Suite	Detached Garage	Garden Suite	Detached Garage
Height	6.5 m	4.3 m	6.5 m	4.3 m
Interior Side Setback	1.2 m	1.2 m	1.5 m	0.6 m
Flanking Side Setback	4.5	4.5 m	2.0	2.0 m
Rear Setback	1.2 m	1.2 m	1.2 m	1.2 m
Notes: ¹ Setbacks are based on the assumption that this site would be subdivided for two skinny houses that are oriented towards 150 Street. ² A maximum Site Coverage of 42% would be applicable to each subdivided lot.				

As suggested in the table above, this rezoning application represents an increase in allowable density, among other minor differences. Corner sites, like this one, are generally considered suitable locations for additional density in the form of row housing as they only have one abutting property to contend with, minimizing their overall impact to surrounding properties. This is recognized by the Jasper Place Area Redevelopment Plan which supports this type of development at this location.

THE JASPER PLACE AREA REDEVELOPMENT PLAN (ARP)

The Jasper Place ARP is in effect for this area. This rezoning conforms with the Jasper Place Area Redevelopment Plan which designates this site as "C2". Row Housing, which can be accommodated by the Multi-unit Housing use permitted by the proposed RF3 Zone, is a supported built form under this designation.

THE 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. The owner will be responsible for removing the existing driveway onto 106 Avenue.

Transit

Transit supports the proposed rezoning and advises that there are bus stops available within walking distance along 149 Street and 107 Avenue.

Drainage

Drainage supports the proposed rezoning and advises that there is sanitary servicing available from an existing 250mm sanitary sewer main within Lane West of 149 Street NW and storm servicing is available from the existing 300mm storm sewer main within Lane West of 149 Street NW or from existing 1500mm storm sewer main within 150 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 the lane east of 150 Street. There is a deficiency in on-street hydrant spacing which may require a new hydrant to be installed along 106 Avenue NW at the development permit stage.

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

Community Engagement

ADVANCE NOTICE April 30, 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:	19818
Location:	South of 106 Avenue NW and east of 150 Street NW
Address:	10545 - 150 Street NW
Legal Description:	Lot 12, Block 65, Plan 965AH
Site Area:	678 m2
Neighbourhood:	Canora
Notified Community Organization:	Canora Community League
Applicant:	Rob Clunes

PLANNING FRAMEWORK

Current Zone and Overlay:	(RF2) Low Density Infill Zone (MNO) Mature Neighborhood Overlay
Proposed Zone and Overlay:	(RF3) Small Scale Infill Development Zone (MNO) Mature Neighborhood Overlay
Plan in Effect:	The Jasper Place Area Redevelopment Plan
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Stuart Carlyle
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Development Services
Planning Coordination