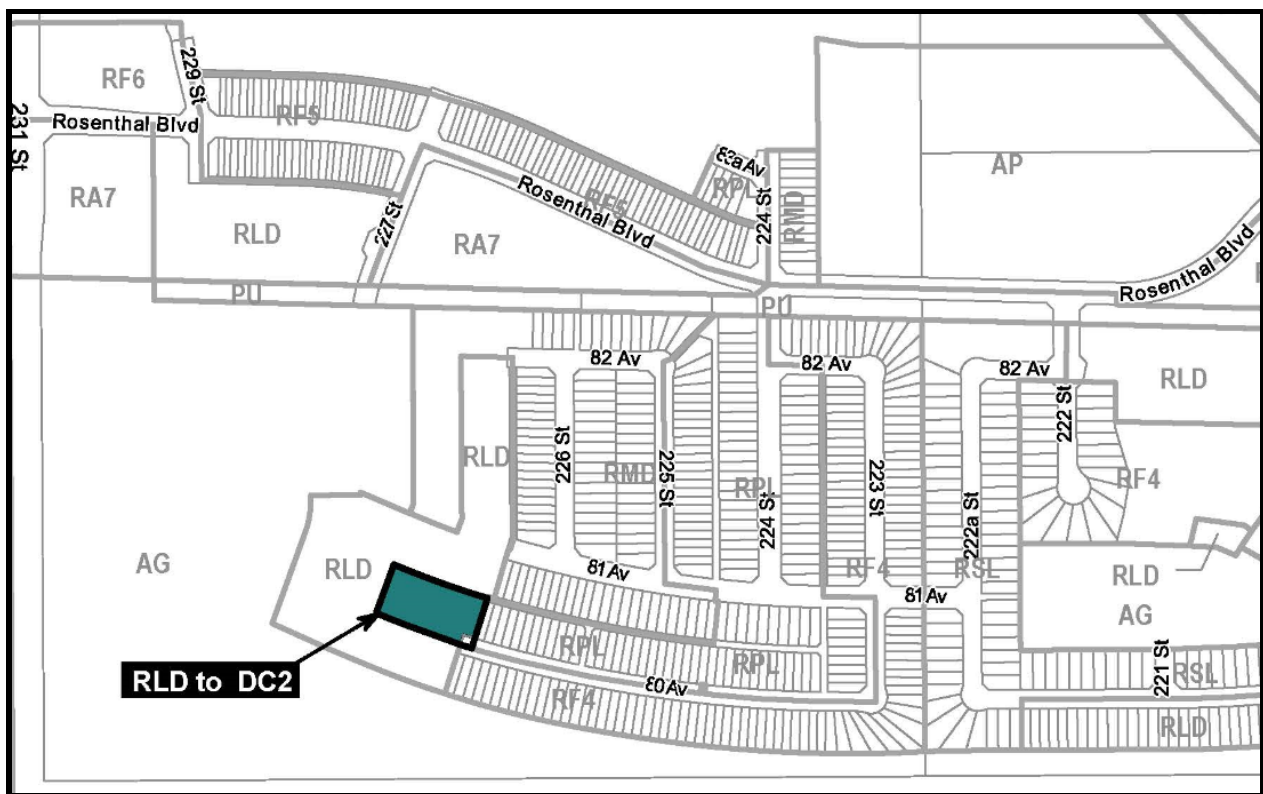




ADMINISTRATION REPORT **REZONING** ROSENTHAL

7903 - 231 Street NW

To allow for a range of low density residential uses.



Recommendation: That Charter Bylaw 19826 to amend the Zoning Bylaw be APPROVED.

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

- will allow for a range of housing choices; and
- conforms with the low density residential land use designation of the Rosenthal Neighbourhood Structure Plan (NSP).

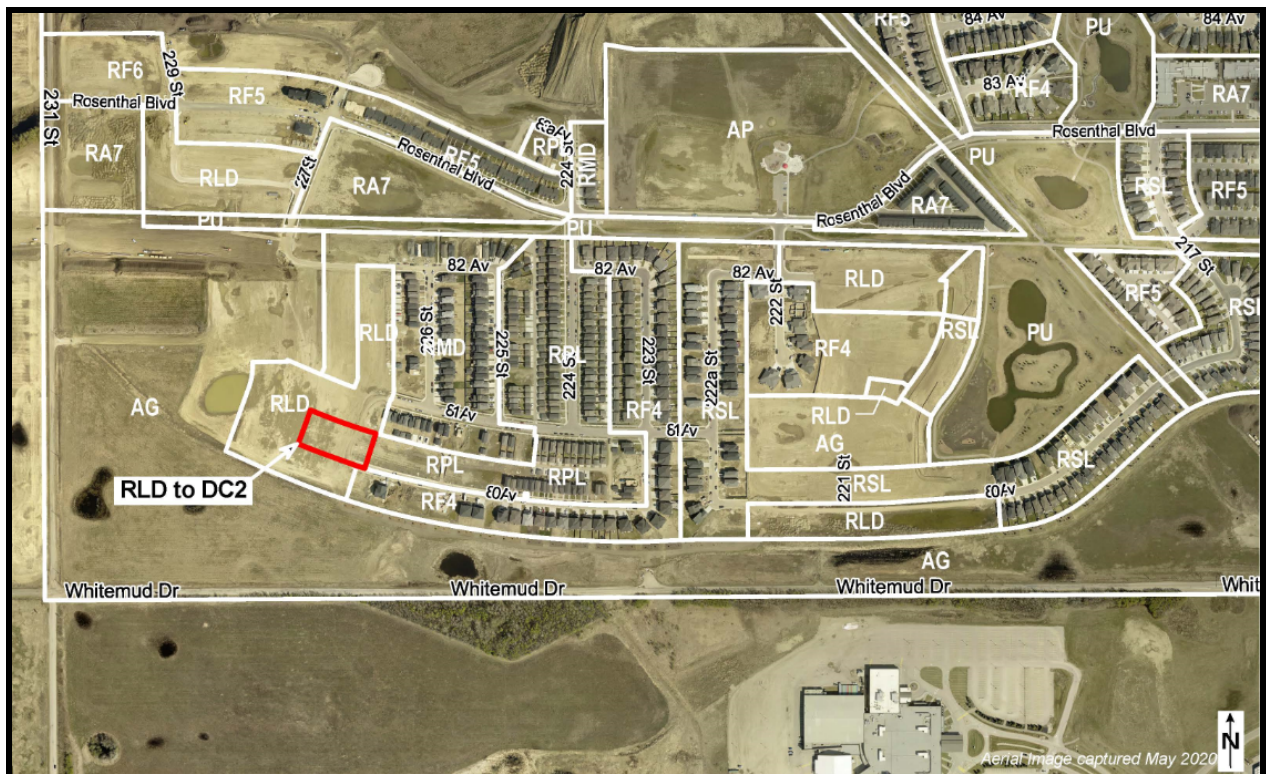
The Application

Charter Bylaw 19826 proposes to rezone the site from (RLD) Residential Low Density Zone to (DC2) Site Specific Direct Control provision.

If approved, the proposed provision will allow for the development of single detached housing on narrow lots including Zero Lot Line Development with the opportunity to develop Garden Suites and Secondary Suites on a single lot.

Site and Surrounding Area

The site is located south of 81 Avenue NW and west of 226 Street NW and is undeveloped.



AERIAL VIEW OF APPLICATION AREA

| | EXISTING ZONING | CURRENT USE |
|---------------------|---|------------------|
| SUBJECT SITE | (RLD) Residential Low Density Zone | Vacant |
| CONTEXT | | |
| North | (RLD) Residential Low Density Zone (RMD) Residential Mixed Dwelling Zone | Vacant Vacant |
| East | (RPL) Planned Lot Residential Zone | Vacant |
| South | (RLD) Residential Low Density Zone | Vacant |
| West | (RLD) Residential Low Density Zone | Vacant |

Planning Analysis

This proposal conforms to the Rosenthal Neighbourhood Structure Plan (NSP) which designates the area for Low Density Residential development. The proposed DC2 provision meets the plan's objectives to encourage a mixture of housing types which are available to a wide spectrum of incomes, facilitate a variety of lifestyles, and create comfortable transitions of mass and scale.

The proposed rezoning area is in the West Henday District Planning area and is in alignment with the policies of The City Plan (MDP) by accommodating all future growth for an additional 1.25 million population within Edmonton's existing boundaries. This will be achieved by allowing for a narrower lot product.

The application proposes to rezone the site to (DC2) in order to allow for a combination of single detached dwellings with zero lot lines, and potentially secondary suite and garden suites. Services will be available from both the road in front and alley behind the lots, making this configuration possible.

For comparison purposes, the table below compares the RLD, RF4 and the proposed DC2 provision.

RLD, RF4 & DC2 COMPARISON SUMMARY

| | RLD <i>Current</i> | RF4 <i>nearby</i> | DC2 <i>Proposed</i> |
|----------------------------------|---|---|---|
| <u>Principal Building</u> | Single Detached, Semi-detached, Secondary Suites, Duplex Housing | Single Detached, Semi-detached, Secondary Suites, Duplex Housing | Single Detached, Secondary Suites and/ or Garden Suites |
| Site Depth | min 27.0 m | min 30.0 m | min 30.0 m |
| Vehicular Access | Dwellings may have front attached garages or access the lane | Dwellings may have front attached garages or access the lane | Dwellings will only have access from the laneway |

| | | | |
|------------------------------|--|---|--|
| Density | na | na | 225/ha. |
| Width | na | 7.5m | 7.0 |
| Front Setback | min 3.0 m (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) | min 4.5 m (min 3.0 m with treed landscaped boulevard) |
| Interior Side Setback | min 1.2 m* | min 1.2 m (3.0 m when there is no lane) | min 1.2 m* |
| Flanking Side Setback | min 2.4 m | 20% of side width (max 4.5 m) | min 1.2 m |
| Rear Setback | min 7.5 m (4.5 m on a corner site) | min 7.5 m (4.5 m on a corner site) | min 4.0 m (4.5 m on a corner site) |
| Site Coverage Max % | 52% 56% for Zero lot line | 42% | 55% 58% for Zero lot line |

*Zero Lot Line Development is permitted where the other side setback is a minimum of 1.5 m.

Technical Review

Transportation

Transportation advises that major roadway upgrades are anticipated to start construction in 2021, including the first two lanes of Whitemud Drive between 215 Street and 231 Street, and 231 Street between Whitemud Drive and north of Rosenthal Boulevard. Rosenthal Boulevard will be connected with 231 Street as part of this work. Construction is anticipated to be completed in 2022.

Drainage

Permanent sanitary and stormwater servicing requires connection from the sewers along 80 Avenue NW.

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

Community Engagement

ADVANCE NOTICE

April 23, 2021

- Number of recipients: 179
 - No responses received
-

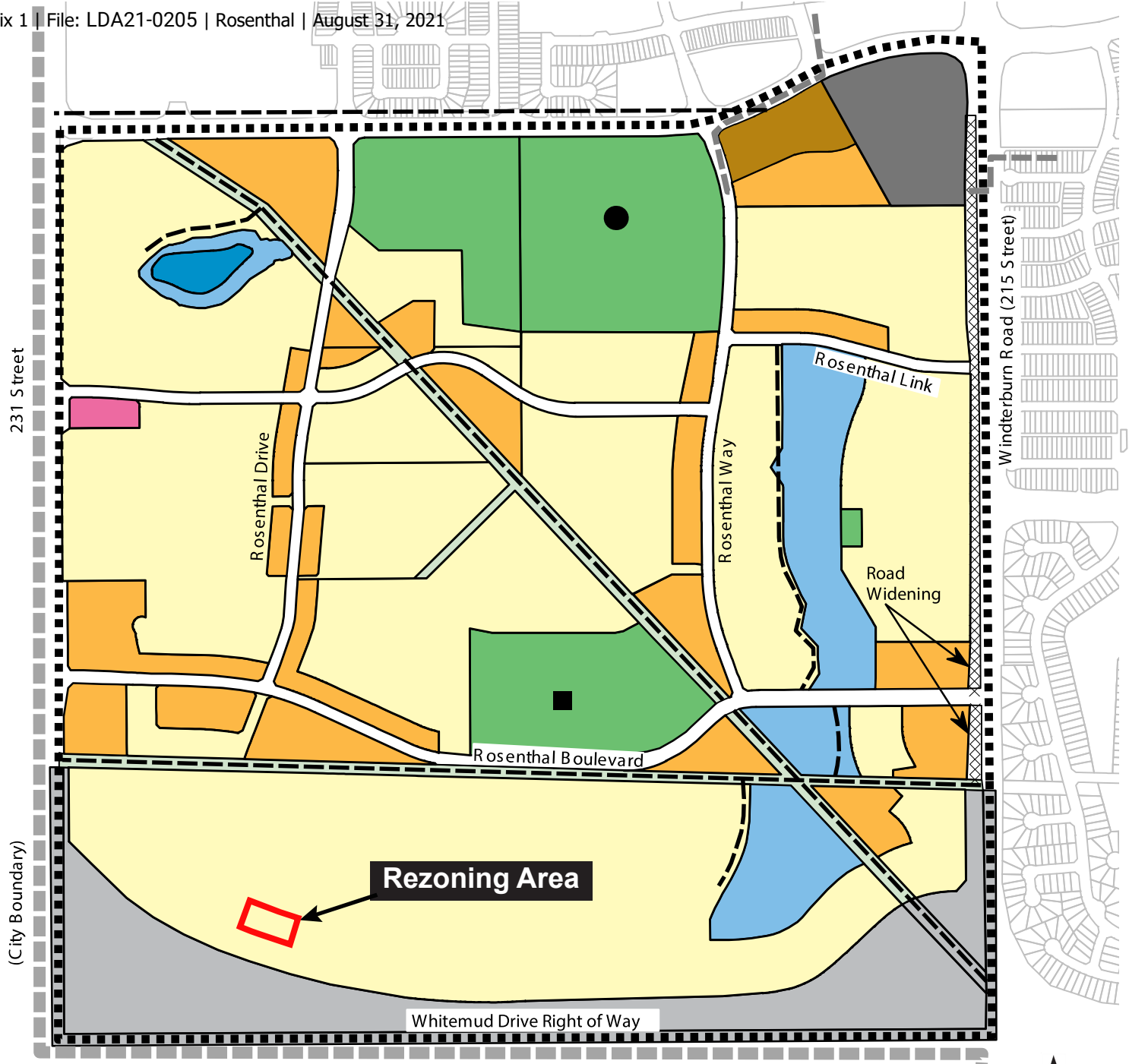
The required DC2 pre-application notification conducted by the applicant resulted in one letter of opposition from a surrounding owner. The individual expressed concerns regarding the potential development of up to three units on a single lot with zero lot lines.

Conclusion

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

APPENDICES

- 1 Context Map
- 2 Application Summary


















Whitemud Drive

**BYLAW 19298
ROSENTHAL**

**Neighbourhood Structure Plan
(as amended)**



- | | | | | | |
|--|--------------------------------|---|--|---|--------------------|
|  | Low Density Residential |  | Whitemud Drive Interchange Lands |  | Road Widening |
|  | Medium Density Residential |  | DC1 Community Centre |  | Town Centre |
|  | High Density Residential |  | Utility Corridor |  | NSP Boundary |
|  | Neighbourhood Commercial |  | Seperate High School / Recreation Centre |  | Multi-Use Corridor |
|  | Stormwater Management Facility |  | Public Elementary / Junior High - K - 9 | | |
|  | Park / School | | | | |

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

APPLICATION SUMMARY

INFORMATION

| | |
|----------------------------------|---|
| Application Type: | Rezoning |
| Charter Bylaw: | 19826 |
| Location: | South of 81 Avenue NW and west of 226 Street NW |
| Address: | 7903 - 231 Street NW |
| Legal Description: | A Portion of SW-25-52-26-4 |
| Site Area: | 0.45 ha |
| Neighbourhood: | Rosenthal |
| Notified Community Organization: | Rosenthal Community League Secord Community League |
| Applicant: | Select Engineering |

PLANNING FRAMEWORK

| | |
|------------------|---|
| Current Zone: | (RLD) Residential Low Density Zone |
| Proposed Zone: | (DC2) Site Specific Development Control |
| Plans in Effect: | Rosenthal Neighbourhood Structure Plan Lewis Farms Area Structure Plan |
| Historic Status: | None |

| | |
|--------------|-----------------------|
| Written By: | Don Read |
| Approved By: | Tim Ford |
| Branch: | Development Services |
| Section: | Planning Coordination |