



ADMINISTRATION REPORT REZONING Glenora

10209 138 Street NW

To allow for ground oriented multi-unit housing



Recommendation: That Charter Bylaw 19851 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (RF5) Row Housing Zone be APPROVED.

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

- it provides the opportunity for increased density and housing diversity in the Glenora neighbourhood near two future Valley Line West LRT stops;
- the property is located on a corner lot between two arterial roadways;
- while the property is on the Inventory of Historic Resources, it is not currently designated; and
- the proposed zone aligns with the City Plan for this location.

Report Summary

This land use amendment application was submitted by Situate Inc. on January 25, 2021 on behalf of the landowner, to rezone one parcel from (RF1) Single Detached Residential Zone to (RF5) Row Housing Zone to allow for the development of ground oriented 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 five units of row housing, which would mean the demolition of the existing Bouchier Residence, which is on the Inventory of Historic Resources.

This proposal aligns with the goals and policies of the City Plan to focus infill development along key corridors, however, by demolishing the existing residence, the proposed rezoning does not align with the policies that encourage the preservation of historic resources.

There is no local area plan for this area of the City.

The Application

CHARTER BYLAW 19851 is to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (RF5) Row Housing Zone to allow for the development of ground oriented Multi-unit Housing. While the RF5 Zone would allow for the development of up to ten principal dwellings, the applicant's intent is to develop five units of row housing.

Site and Surrounding Area

This site is located in the Glenora neighbourhood, on the corner of 138 Street NW and 102 Avenue NW, a local and arterial road respectively, and is two lots south of Stony Plain Road, another arterial road. The site is located approximately 200 metres from a dedicated shared use bike lane along the north side of 102 Avenue, which terminates at 136 Street, at which point cyclists are directed north or south onto sharrows on 136 Street. The future Valley Line LRT will run along Stony Plain Road NW and both the Grovenor/142 Street stop at Westblock and the Glenora LRT stop are located within walking distance, approximately 250 metres and 500 metres, respectively.

The Glenora Elementary School is located two blocks away on 136 Street, and across Stony Plain Road to the north are the Westminster Junior High School and St. Vincent's Catholic Elementary School and daycare.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF1) Single Detached Residential Zone	Single Detached House
CONTEXT		
North	(RF1) Single Detached Residential Zone	Single Detached House
East	(RF1) Single Detached Residential Zone	Single Detached House
South	(RF1) Single Detached Residential Zone	Single Detached House
West	(RF1) Single Detached Residential Zone	Single Detached House



VIEW OF SITE FROM WEST



VIEW OF SITE FROM SOUTHWEST



VIEW OF SITE FROM NORTHWEST

Planning Analysis

Land Use Compatibility

The site is considered suitable for increased density and development intensity that the RF5 Zone would allow, due to its location on a corner site between two arterial roads with close proximity to the future LRT line. The main differences between the RF5 and the RF1 are height and number of units. The existing RF1 Zone would allow for the subdivision of the property, to allow a maximum of two Single Detached Houses or two Semi-detached Houses (four principal dwellings) up to 8.9 metres in height. The RF5 Zone would allow up to ten principal dwellings with a maximum height of 10 metres. This increase in unit count and height is considered to be appropriate in this location, providing an appropriate transition to the surrounding RF1 Zoned properties.

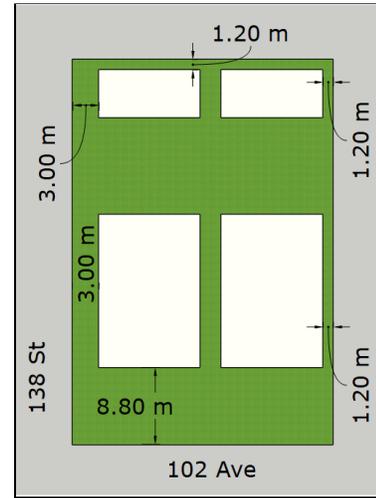
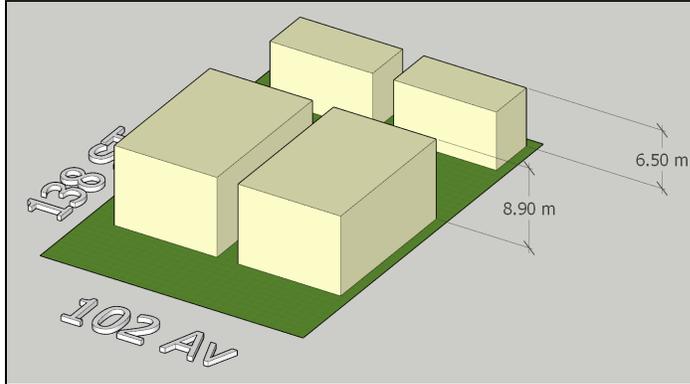
The site is within the boundaries of the Mature Neighbourhood Overlay, which applies to the RF5 Zone. Regulations in the RF5 Zone and Mature Neighbourhood Overlay include requirements for vehicular access to be from the laneway, respectful setbacks, articulation of the building facade, front entrances facing public roadways and window privacy.

Zoning Comparison

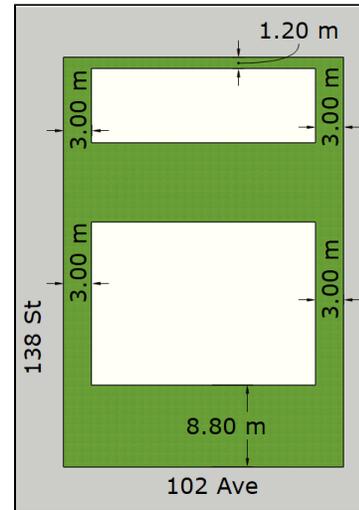
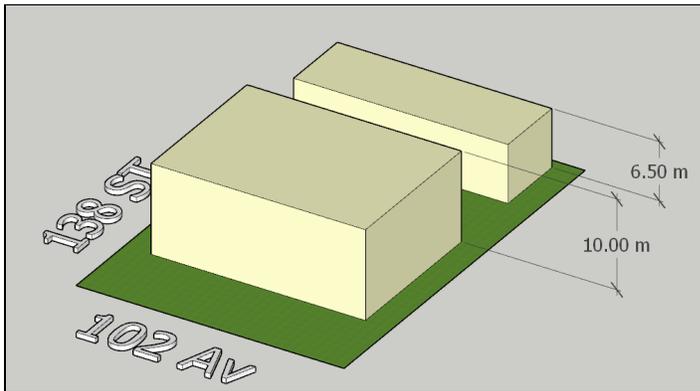
	RF1 <i>Current</i>	RF5 <i>Proposed</i>
Principal Building	Single or Semi Detached Housing	Multi-Unit Housing
Height	8.9 m	10.0 m
Front Setback 20% of Site Depth	~ 8.8 m	~ 8.8 m

Interior Side Setback	1.2 m <i>(if not subdivided, increased as necessary for side setbacks to total 6.0 m)</i>		1.2 m <i>(increased as necessary for side setbacks to total 6.0 m)</i>	
Flanking Side Setback 138 Street	4.5 m (if not subdivided, <i>increased as necessary for side setbacks to total 6.0 m</i>) 3.0 (if subdivided)		3.0 m <i>(increased as necessary for side setbacks to total 6.0 m)</i>	
Rear Setback 40% of Site Depth	17.7 m		17.7 m	
Site Coverage	40%		50%	
Maximum No. Dwelling Units	Four (4) Principal Dwellings ¹ Four (4) Secondary Suites Four (4) Garden Suites		Ten (10) Principal Dwellings ² Ten (10) Secondary Suites Ten (10) Garden Suites	
Accessory Building	Detached Garage	Garden Suite	Detached Garage	Garden Suite ²
Height	4.3 m	6.5 m	4.3 m	6.5 m
Interior Side Setback	0.6 m	same as principal building	0.6 m	same as principal building
Flanking Side Setback	same as principal building	same as principal building	same as principal building	same as principal building
Rear Setback	1.2 m	1.2 m	1.2 m	1.2 m
Notes:				
¹ Lot Subdivision could accommodate two single detached houses or two semi-detached houses (four principal dwellings).				
² Secondary Suites and Garden Suites are allowed with each existing principal dwelling, however, the likelihood of these suites diminishes as the number of principal dwellings increases.				

POTENTIAL RF1 BUILT FORM



POTENTIAL RF5 BUILT FORM



Plans In Effect

There are no Plans in Effect for this Neighbourhood.

Residential Infill Guidelines

The Residential Infill Guidelines indicate that this is a suitable location for row housing development as it is a suitable location located along an arterial roadway (102 Avenue NW). According to the guidelines, row housing should not face the flanking road, however, the intent of the guidelines is for development to be compatible and complementary to the neighbourhood. As the houses along the block to the north are also fronting onto 138 Street, it is considered that row housing with the same orientation is compatible and in alignment with these guidelines. Additionally, as the site comprises two legal lots, the orientation of the new development could face towards 102 Avenue NW.

Transit Oriented Development Guidelines

The site is located approximately 250 m from the future Grovenor/142 Street Stop, approximately 490 m to the westbound platform and approximately 615 metres to the eastbound platform of the future Glenora LRT Stop. Sites flanking an arterial roadway within 400 metres of Neighbourhood Stations are encouraged to be developed with a minimum density of 63 dwelling units/hectare. With the development of ten principal units of row housing, this site would have an approximate density of 74 dwelling units/hectare. If the site were built with five principal dwellings as intended by the applicant, it would result in an approximate density of 37 dwelling units/hectare.

The guidelines indicate that two-storey townhomes are appropriate within 400 metres of neighbourhood stations, and that four storey apartment buildings are appropriate on sites along arterial roadways. The proposed RF5 Zone is considered to meet the minimum density and built form targets of the guidelines.

City Plan Alignment

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 half a block from Stony Plain Road, which is considered a Primary Corridor supported with mass transit. This type of corridor supports increasingly dense, mixed-use development which is human scaled and walkable, supporting both transit and local business. The RF5 built form is considered an appropriate balance of the increased density encouraged by the City Plan, and the context of the site in a single detached housing area.

While directing development for Edmonton's next million people, the City Plan also recognizes the importance of preserving Edmonton's history. One of the six Guiding Values of The City Plan is "I want to preserve what matters most" which states an intention that "Edmonton protects and enhances its image and identity through heritage". This is encouraged through the identification and preservation of historic resources while enhancing and preserving historic resources through ongoing redevelopment processes.

Heritage

The existing single detached residence located on the site is listed on the Inventory of Historic Resources in Edmonton, as the Bouchier Residence. Built in 1913, the Bouchier Residence is a two storey Edwardian Foursquare style home and one of the first residences built in Glenora. It is valued for its architecture and its association with Glenora's early settlement period. The Bouchier Residence was designed by notable architect Edward Underwood and commissioned by early Alberta pioneers William and Victoria Bouchier who immigrated to Edmonton in 1891.

The Bouchier Residence is in generally poor condition and would require significant investment to address deferred maintenance and rehabilitate it to current building code standards.

In 2018, Urban Planning Committee directed Administration to initiate a project to rezone portions of Glenora to (DC1) Direct Control Provision in order to preserve its unique character and encourage the retention of historic resources in the area. At the June 29, 2021 Urban

Planning Committee meeting, a motion was passed to pause work on the project. The Bouchier Residence is located within the boundary of the project area.

Legal Considerations

Carruthers Caveat

With the exception of the Government House and former Royal Alberta Museum site, the Carruthers Caveat affects all lots within the Glenora neighborhood located south of Stony Plain Road NW, including the subject site. The Carruthers Caveat is a restrictive covenant, originally registered in 1911, that seeks to limit development on affected titles to no more than “one dwelling house” per lot, among other limitations. The City does not take the caveat into consideration when making judgements on land use related applications, including the review of this rezoning application.

Technical Review

Transportation

This site is located within the mature neighbourhood. With redevelopment of the site, vehicular access shall be to the rear alley to conform with the Mature Neighbourhood Overlay of the Zoning Bylaw. Access details are reviewed at the development permit stage with submission of a detailed site plan.

Drainage

On-site stormwater management will be required to mitigate the impacts of development that would be allowed under the proposed zone. As a result, redevelopment of this site would not have a significant impact on the existing drainage infrastructure in the area.

EPCOR Water

Construction of approximately 180m of new water main and one new hydrant are required. The required upgrades could potentially be reduced through a review by Edmonton Fire Rescue Services at the Development Permit stage when more specific building drawings and materials are known. All upgrades of the water infrastructure will be at the developer’s expense.

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

Community Engagement

Advance Notice April 19, 2021	<ul style="list-style-type: none">● Number of recipients: 28● Number of responses in support: 0● Number of responses with questions only: 1● Number of responses with concerns: 3● Comments included:<ul style="list-style-type: none">○ A ten unit apartment building does not align with the character of the area due to its scale○ Privacy will be compromised○ On-street parking issues are already prevalent in this area and an apartment building will only make them worse○ Concerns about vegetation removal
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	<ul style="list-style-type: none">o Concerns about increased alley traffic in conjunction with the many people and children who use them to walk to the school
Webpage	edmonton.ca/glenoraplanningapplications

Conclusion

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19851
Location:	Northeast corner of 102 Avenue NW and 138 Street NW
Address:	10209 138 Street NW
Legal Description:	Lots 6-7 Blk 110 Plan 2803AF
Site Area:	1,347.0 m ²
Neighbourhood:	Glenora
Notified Community Organization:	Glenora Community League
Applicant:	Situate Inc.

PLANNING FRAMEWORK

Current Zone and Overlay:	(RF1) Single Detached Residential Zone and Mature Neighbourhood Overlay
Proposed Zone and Overlay:	(RF5) Row Housing Zone and Mature Neighbourhood Overlay
Plans in Effect:	None
Historic Status:	The existing Bouchier Residence is on the Inventory of Historic Resources

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