



ADMINISTRATION REPORT **REZONING** SPRUCE AVENUE

11333 101 Street NW

To allow for the development of ground oriented Multi-unit Housing.



Recommendation: That Charter Bylaw 19892 to amend the Zoning Bylaw from (RF3) Small Scale Infill Development Zone to (RF5) Row Housing Zone be **APPROVED**.

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

- the property is located on the edge of the neighbourhood where higher intensity Multi-unit housing is most appropriate;
- the proposed zone aligns with City Plan for this location; and
- is compatible with surrounding land uses through respectful setbacks and window privacy as it is regulated by the Mature Neighbourhood Overlay.

Report Summary

This land use amendment application was submitted by Daryl Procinsky of Design Revolution Ltd. on June 3, 2021, on behalf of landowners Edmonton Buddhist Research Institute. This application proposes to change the designation of three parcels from (RF3) Small Scale Infill Development Zone to (RF5) Row Housing Zone to allow for:

- a Multi-unit Housing development that could have a higher site coverage than the current zoning ;
- a maximum building height of 10 metres (an increase from the current maximum of 8.9 metres);

Although there has been no Development Permit submitted, the applicant's written intent is to only build to a height of 9.35 m (maximum is 10 m) and a site coverage of 18% (maximum is 50%). The extra height is necessary to maintain the usable floor area on the upper floor that will contain sleeping units.

The proposed application aligns with goals and policies of the City Plan, to increase density along key corridors, as this site is within the 97 Street Primary Corridor.

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

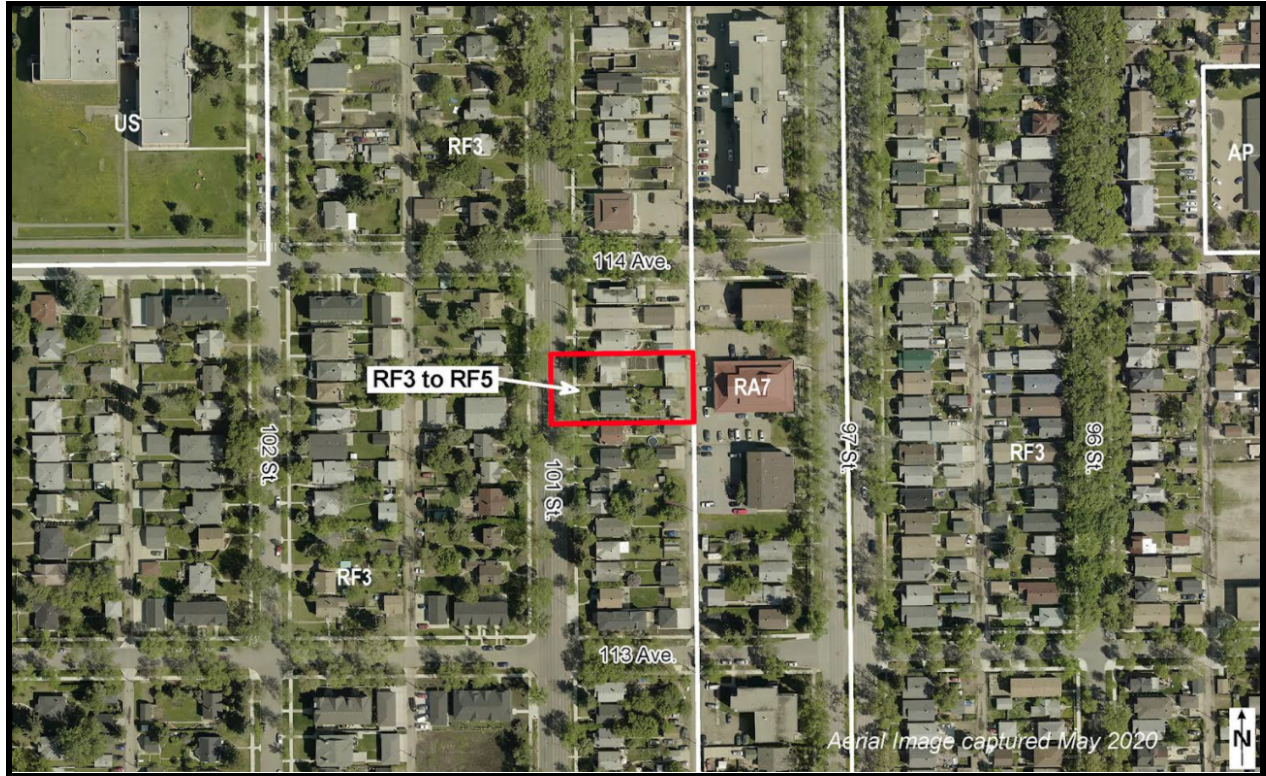
The Application

CHARTER BYLAW 19892 to amend the Zoning Bylaw from (RF3) Small Scale Infill Development Zone to (RF5) Row Housing Zone would allow for the development of ground oriented Multi-Unit Housing.

Site and Surrounding Area

The property is located midblock between 113 Avenue NW and 114 Avenue NW on the east side of 101 Street NW which is an arterial road at this location. The site is located half a block west of the eastern edge of the Spruce Avenue Neighborhood, where the majority of properties are zoned RF3 and RA7. To the north, south and west is a mix of single detached and semi-detached homes. To the east is the Truc Lam Monastery and low rise residential buildings.

Spruce Avenue Park is located one block to the west.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF3) Small Scale Infill Development Zone	Two Single Detached Homes
CONTEXT		
North	(RF3) Small Scale Infill Development Zone	Single Detached House
East	(RA7) Low Rise Apartment Zone	Religious Assembly
South	(RF3) Small Scale Infill Development Zone	Single Detached House
West	(RF3) Small Scale Infill Development Zone	Single Detached House and semi-detached Home



View of site from 101 Street NW (Google Street View October 2020)



View of site from alley east of 101 Street NW (Google Street View October 2020)

Planning Analysis

LAND USE COMPATIBILITY

The site is considered suitable for increased density and development intensity that the RF5 Zone would allow because it is a small increase from RF3 properties that surround it and is compatible with the higher intensity RA7 zoning to the east. The property is between lots that are zoned RF3 which allows development up to 8.9 metres in height while the (RF5) Row Housing Zone allows a maximum height of 10 metres, the difference is considered an appropriate transition from the RF3 Zone.

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.

RF3 & RF5 COMPARISON SUMMARY

	RF3 + MNO <i>Current</i>		RF5 + MNO <i>Proposed</i>	
Principal Building	Multi-Unit Housing		Multi-Unit Housing	
Height	8.9 m		10.0 m	
Front Setback	Determined based on adjacent front setback but no less than 3.0 m		Determined based on adjacent front setback but no less than 3.0 m	
Side Setback	1.2 m minimum on either side, but must be 2.7 m total (20% of Site Width total)		1.2 m on either side	
Rear Setback (40% of Site Depth)	18.68		18.68 m or 1.2 m for buildings up to 6.5 m in Height	
Maximum Site Coverage	45%		50%	
Maximum No. Dwelling Units	Nine (9) Principal Dwellings Nine (9) Secondary Suites Nine (9) Garden Suites (minimum 150 m ² site area/principal Dwelling)		Eleven (11) Principal Dwellings Eleven (11) Secondary Suites or Eleven (11) Garden Suites ¹ (minimum 125 m ² site area/principal Dwelling)	
Accessory Building	Garden Suite ¹	Detached Garage ¹	Garden Suite ¹	Detached Garage ¹
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

Rear Setback	1.2 m	1.2 m	1.2 m	1.2 m
<p>Notes: ¹ Secondary Suites and Garden Suites are allowed with each principal dwelling in RF3 but it is either or in RF5. The likelihood of these suites diminishes as the number of principal dwellings increases.</p>				

PLANS IN EFFECT

There are no Plans in Effect for the Spruce Avenue Neighbourhood.

THE CITY PLAN

The proposed application aligns with goals and policies of the City Plan, to increase density along key corridors, as this site is within the 97 Street Primary Corridor.

A primary corridor is a prominent urban street designed for living, working and moving. It serves as a destination in itself, but also provides critical connections between nodes and is 3-5 blocks wide. Although primary corridors call for mid-rise and some high-rise development, at this time, the more intensive zoning (RA7) is located on the eastern adjacent main arterial road 97 Street NW. 101 Street NW is less of a major thoroughfare than 97 Street so this level of developmental increase is an appropriate transition to future intensification. The RF5 Zone, while an increase in scale from the surrounding RF3 properties, is on the smaller scale of what would be encouraged along this street as it evolves.

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

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

EPCOR WATER

The applicant is required to construct one new hydrant at their expense. This work can be undertaken either under a City of Edmonton servicing agreement or under EPCOR Water Services, Inc.'s New Water Distribution Mains capital program.

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

Community Insights

<p>ADVANCE NOTICE June 30, 2021</p>	<ul style="list-style-type: none"> ● Number of recipients: 43 ● No responses received
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WEBPAGE	<ul style="list-style-type: none">• https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/spruce-avenue-planning-applications
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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:	19892
Location:	South of 114 Avenue NW and east of 101 Street NW
Address:	11333 101 Street NW
Legal Description:	Lot 31, Block 3, Plan 2121370
Site Area:	1407.406 m ²
Neighbourhood:	Spruce Avenue
Notified Community Organization:	Spruce Avenue Community League
Applicant:	Daryl Procinsky, Design Revolution Ltd.

PLANNING FRAMEWORK

Current Zone:	(RF3) Small Scale Infill Development Zone (MNO) Mature Neighbourhood Overlay
Proposed Zone:	(RF5) Row Housing Zone (MNO) Mature Neighbourhood Overlay
Plan in Effect:	None
Historic Status:	None

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Branch: Development Services
Section: Planning Coordination