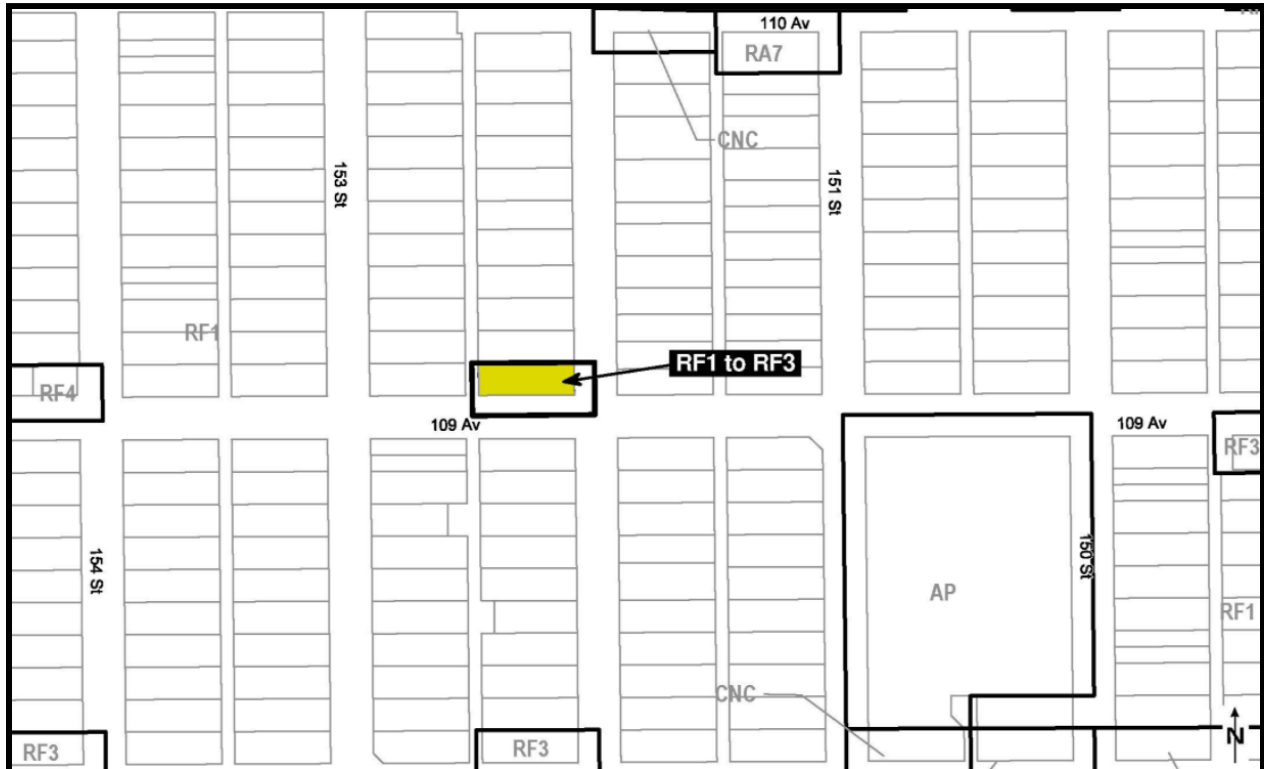




# ADMINISTRATION REPORT REZONING HIGH PARK

## 15210 - 109 Avenue NW

To allow for small scale infill development.



**Recommendation:** That Charter Bylaw 19896 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone be **APPROVED**.

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

- provides the opportunity for increased density and housing choice in the High Park community;
- provides sensitive transitions and setbacks to adjacent properties; and
- it is located on a corner lot, where row housing is an appropriate and compatible form of development.

## Report Summary

This rezoning application was submitted by Block 53 Studio Inc. on August 12, 2021. This application proposes to change the zoning of a parcel from (RF1) Single 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 RF1 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. This proposal is in alignment with the goals and policies of The City Plan to accommodate all future growth for the next 1 million people. To do this, 50% of all new residential units are intended to be created at infill locations. There is no local area plan for this area of the City.

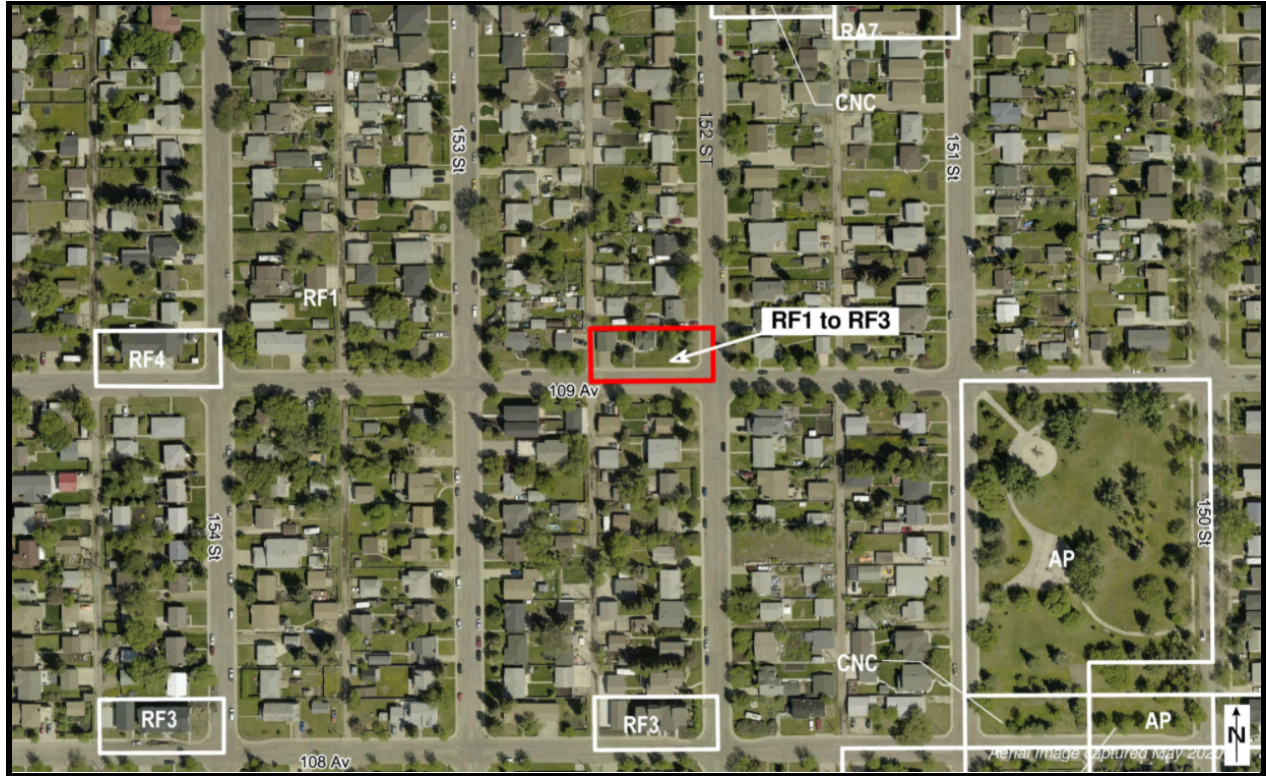
## The Application

1. CHARTER BYLAW 19896 to amend the Zoning Bylaw to rezone one parcel from (RF1) Single 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 stated intent of the applicant is to develop 4 dwelling units of Multi-unit Housing.

## Site and Surrounding Area

This rezoning area consists of one residential lot located on a corner, at the intersection of 152 Street NW and 109 Avenue NW. This site is surrounded on all sides by small-scale residential development in the form of single detached housing.



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(RF1) Single Detached Residential Zone	Single Detached House
<b>CONTEXT</b>		
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



LOOKING NORTHEAST FROM 109 AVENUE NW



LOOKING NORTHWEST FROM 109 AVENUE NW

## Planning Analysis

The purpose of the existing RF1 Zone is to provide for Single Detached Housing while allowing other forms of small scale housing like Secondary Suites, Garden Suites, Semi-detached Housing and Duplex Housing. The purpose of the proposed RF3 Zone is to allow for a mix of small scale infill housing.

The key difference between the existing RF1 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 allowing the multi-unit housing to sensitively integrate into the existing neighbourhood. The below table is a comparison between key development regulations of each zone:

	<b>RF1 + MNO</b> <i>Current</i>		<b>RF3 + MNO</b> <i>Proposed</i>	
<b><u>Principal Building</u></b>	Single Detached Housing <sup>1</sup>		Multi-Unit Housing	
<b>Maximum Height</b>	8.9 m		8.9 m	
<b>Front Setback Range</b>	Determined based on adjacent front setback		Determined based on adjacent front setback	
<b>Minimum Interior Side Setback</b>	1.2 m		3.0 m	
<b>Minimum Flanking Side Setback</b>	1.2 m		2.0 m	
<b>Minimum Rear Setback</b> (40% of Site Depth)	18.0 m		18.0 m	
<b>Maximum No. Dwelling Units</b>	Two (2) Principal Dwellings <sup>1</sup> ; and Two (2) Secondary Suites; and Two (2) Garden Suites		Four (4) Principal Dwellings; and Four (4) Secondary Suites; and Four (4) Garden Suites	
<b>Maximum Site Coverage</b>	40% <sup>2</sup>		45%	
<b><u>Accessory Building</u></b>	Garden Suite	Detached Garage	Garden Suite	Detached Garage
<b>Height</b>	6.5 m	4.3 m	6.5 m	4.3 m
<b>Interior Side Setback</b>	1.2 m	0.6 m	1.2 m	0.6 m

<b>Flanking Side Setback</b>	1.2 m	1.2 m	2.0 m	2.0 m
<b>Rear Setback</b>	1.2 m	1.2 m	1.2 m	1.2 m

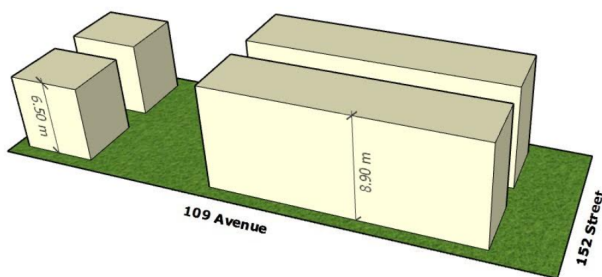
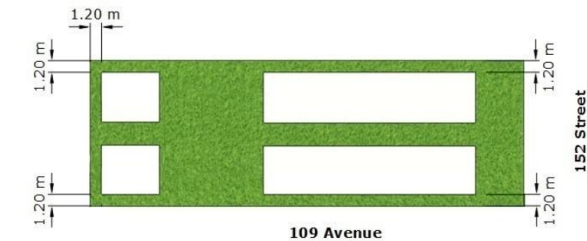
Notes:

<sup>1</sup> Setbacks are based on the assumption that this site would be subdivided for two skinny houses that are oriented towards 152 Street.

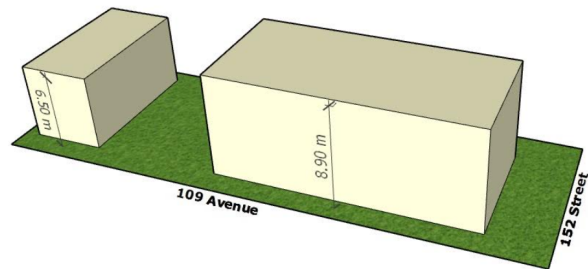
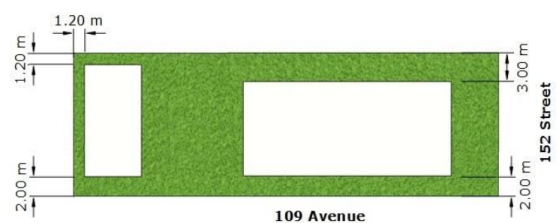
<sup>2</sup> A maximum Site Coverage of 40% would be applicable to each subdivided lot.

The rezoning to RF3 represents an increase in allowable density, among other minor differences. The RF3 zone and its permitted development is considered to be sensitive intensification because the built form is limited to the same height and the interior side setback is increased to 3.0 m from what is permitted under RF1. Further, corner sites, like this one, are generally considered suitable locations for additional density in the form of row housing as they only abut one property, minimizing their overall impact.. Additionally, the proposed RF3 Zone will require a slightly larger interior side setback of 3.0 metres.

**POTENTIAL RF1 BUILT FORM**



**POTENTIAL RF3 BUILT FORM**



**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 2 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 109 Avenue NW.

### Drainage

Drainage supports the proposed rezoning and advises that there is sanitary servicing available from an existing 200mm sanitary sewer main within 152 Street NW and storm servicing is available from the existing 300mm storm sewer main within 109 Avenue NW.

### EPCOR Water

EPCOR Water supports the proposed rezoning and advises that the site can continue to be serviced by the water main within 109 Avenue NW. There is a deficiency in on-street hydrant spacing which may require a new hydrant to be installed at the development permit stage.

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

## Community Insights

<p><b>ADVANCE NOTICE</b> September 10, 2021</p>	<ul style="list-style-type: none"><li>● Number of recipients: 29</li><li>● Number of responses in support: 0</li><li>● Number of responses with concerns: 2</li><li>● Common comments included:<ul style="list-style-type: none"><li>○ the area is already experiencing enough infill development</li><li>○ Multi-unit Housing is not in character with the area; preference for single detached housing</li><li>○ concern that this project will be poorly designed, as is the case with other infill projects in the area</li><li>○ 4 dwelling units would be an overdevelopment of this site</li></ul></li></ul>
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	<ul style="list-style-type: none"><li>o increased infill activity has resulted in increased traffic which is a safety issues for children and cyclists</li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>• <a href="http://edmonton.ca/highparkplanningapplications">edmonton.ca/highparkplanningapplications</a></li></ul>

## Conclusion

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

## APPENDICES

- 1 Application Summary

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19896
Location:	Northwest corner of 109 Avenue NW and 12 Street NW
Address:	15210 - 109 Avenue NW
Legal Description:	Lot 23, Block 31, Plan 2028AO
Site Area:	687 m <sup>2</sup>
Neighbourhood:	High Park
Notified Community Organization:	High Park Community League
Applicant:	Block 53 Studio Inc.

### PLANNING FRAMEWORK

Current Zone and Overlay:	(RF1) Single Detached Residential Zone (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

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Approved By:  
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Planning Coordination