



ADMINISTRATION REPORT **REZONING** PLEASANTVIEW

5815 109 Street NW

To allow for small scale infill development.



Recommendation: That Charter Bylaw 19891 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (RF2) Low Density Infill Zone be **APPROVED**.

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

- it allows for more efficient redevelopment of a large lot;
- it is compatible with the existing surrounding uses; and
- it provides the opportunity for increased density.

Report Summary

This land use amendment application was submitted by Pals Geomatics Corp. on May 13, 2021, on behalf of landowners Astonishing Abodes Inc. and A 2 Z Contracting & Renovations Ltd. This application proposes to change the designation of one parcel from (RF1) Single Detached Residential Zone to (RF2) Low Density Infill Zone to allow for the subdivision of three additional single detached lots (four total) which is greater than the one additional lot (two total) permitted under the current zoning. These newly created lots would be of similar size and character to the existing settlement pattern of the surrounding neighbourhood.

The Mature Neighbourhood Overlay will 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 single detached housing.

This application is related to subdivision application LDA21-0233 which received conditional approval on July 22, 2021. Rezoning is a condition of the subdivision approval and if approved will allow the proposed subdivision to be legally registered.

This proposal is in alignment with the goals and policies of The City Plan to accommodate all future growth for an additional 1 million population within Edmonton's existing boundaries. To do this, 50% of new residential units are intended to be created at infill locations. There is no local area plan in effect for this area of the City.

The Application

1. CHARTER BYLAW 19891 to amend the Zoning Bylaw to (RF2) Low Density Infill Zone.

The purpose of this application is to allow for the subdivision of additional lots that would not be permitted under the current zoning. The Uses and Development Regulations of the RF1 and RF2 Zone are identical.

Section 41.1.3 of the Edmonton Zoning Bylaw states that:

The Subdivision Authority may not approve the subdivision of a Lot zoned RF1, as it existed on March 16, 2015 into more than two lots, notwithstanding the Site Width in the RF1 Zone. Subdivision into more than two Lots may only be approved where the proposed subdivision:

- a. is supported by one or more City Council approved Statutory Plans or City Council approved Policies; or*
- b. has a Site Width deemed by the Subdivision Authority to be in character with Lots on the same block.*

Because the subject lot is zoned RF1, it only allows for one additional lot for a total of two. Rezoning to RF2 will allow for three additional lots, for a total of four, as proposed under LDA21-0233.

Site and Surrounding Area

The subject property is approximately 2022 square metres and contains a single detached home built in 1948. It abuts single detached housing on its north and south property lines and the west and east property lines abut 109 Street NW and 108a Street NW respectively. Angus Murray Park is located nearby to the south.



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 109 Street NW
(Google Street View November 2020)

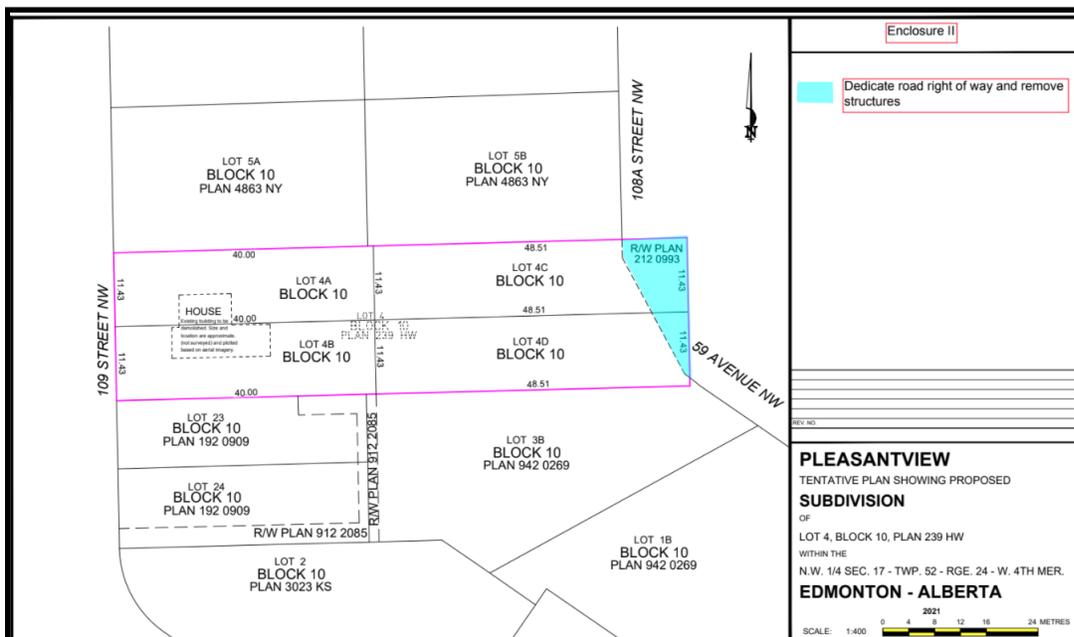


View of site from 108a Street NW
(Google Street View June 2014)

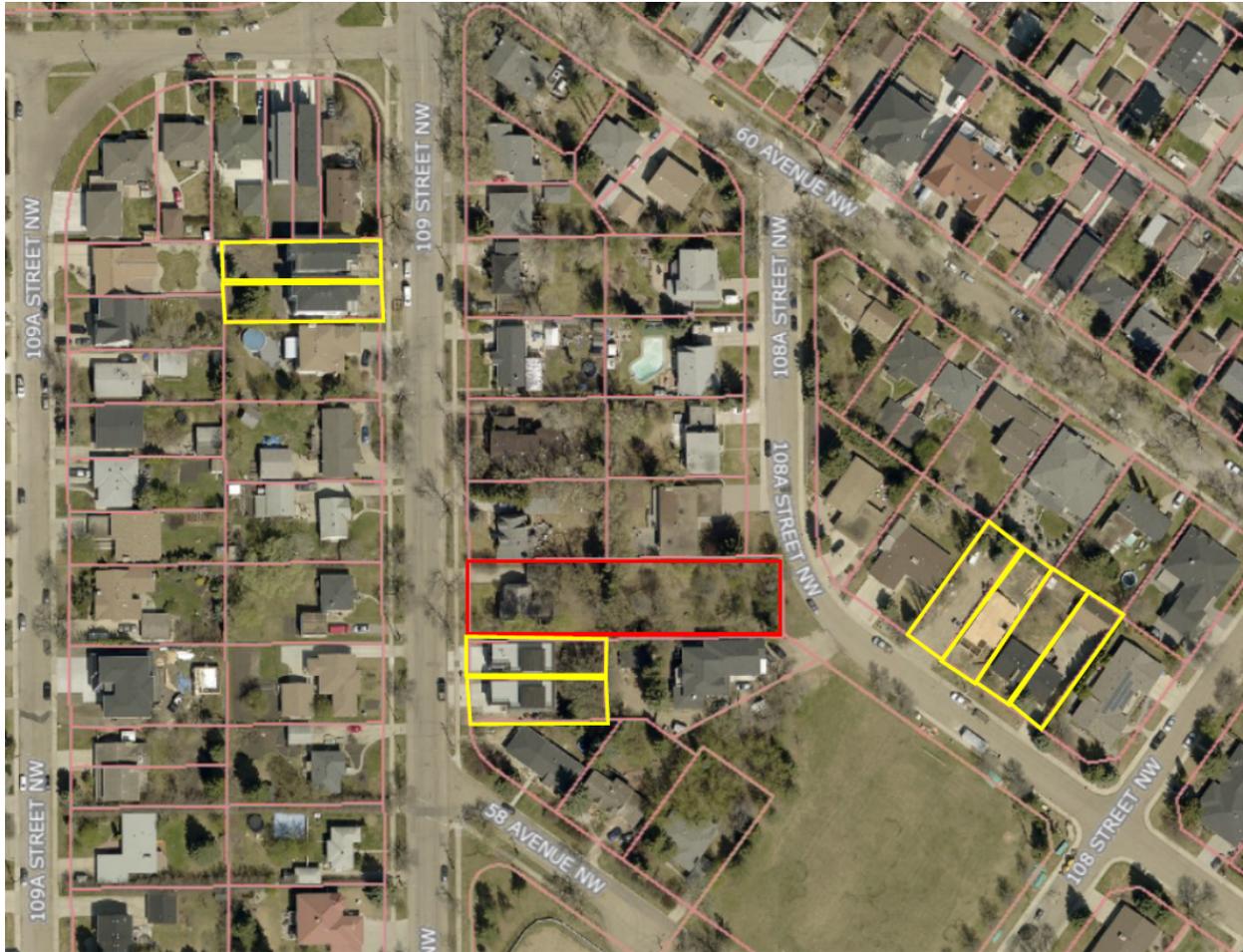
Planning Analysis

LAND USE COMPATIBILITY

The current, conditionally approved, subdivision associated with this rezoning application, LDA21-0233, proposes to create four lots that are orientated so that two front onto 109 Street NW and two front onto 108a Street NW. If subdivided, the new lots would be similar in size to the majority of the surrounding lots should they be subdivided under the current RF1 provisions. Taking into account that RF2 has identical development rights as RF1 but allows for additional lots that are similar in size to nearby recently subdivided lots, this proposal is compatible and appropriate within the context of the neighbourhood.



Subdivision LDA21-0233 (conditionally approved July 22, 2021)



Aerial showing recent subdivisions in yellow. Rezoning site shown in red

ZONING COMPARISON SUMMARY

| | RF1 + MNO <i>Current</i> | RF2 + MNO <i>Proposed</i> |
|--|--|--|
| Principal Building | Single Detached Housing ¹ | Single Detached Housing |
| Height | 8.9 m | 8.9 m |
| Front Setback 1.5 m less than adjacent front setback | Determined based on adjacent front setback | Determined based on adjacent front setback |
| Side Setback | 1.2 m | 1.2 m |
| Rear Setback (40% of Site Depth) | Varies based on Site Depth | Varies based on Site Depth |
| Maximum No. | Two (2) Principal Dwellings ¹ | Six (6) Principal Dwellings |

| | | | | |
|------------------------------|---|------------------------------|--|------------------------------|
| Dwelling Units | Two (2) Secondary Suites Two (2) Garden Suites | | Six (6) Secondary Suites Six (6) Garden Suites ² | |
| Accessory Building | Garden Suite ² | Detached Garage ³ | Garden Suite ² | Detached Garage ³ |
| 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 | 0.6 m | 0.6 m | 0.6 m | 0.6 m |

Notes:

¹ Lot Subdivision would be required to accommodate two Single Detached principal structures/dwellings under RF1. Minimum setbacks indicated are assuming lot subdivision. Semi-detached could be built without subdividing under RF1. Under RF2 the maximum number of Semi-detached Principal Dwellings would most likely be four (4) but could be eight (8) if they are arranged along the depth rather than width.

² Secondary Suites and Garden Suites are allowed with each principal dwelling, the likelihood of these suites diminishes as the number of principal dwellings increases.

³ It is most likely that if Garages are provided that they will be attached due to the absence of a lane.

PLANS IN EFFECT

There are no plans in effect for this area.

Technical Review

TRANSPORTATION

Access details will be reviewed at the development permit stage and must meet current City of Edmonton standards.

DRAINAGE

Permanent sanitary servicing to the subject rezoning area is available from the existing sanitary sewer main within 109 Street NW or from the existing combined sewer main within 108A Street NW.

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

Community Insights

| | |
|--|--|
| <p>ADVANCE NOTICE June 10, 2021</p> | <ul style="list-style-type: none"> ● Number of recipients: 36 ● 2 responses received ● Number of responses that are neutral: 1 ● Number of responses with concerns: 1 ● Common comments included: |
|--|--|

| | |
|----------------|---|
| | <ul style="list-style-type: none">- concerns about duplexes being built- height of future dwellings |
| WEBPAGE | <ul style="list-style-type: none">• https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/pleasantview-planning-applications |

Conclusion

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

| | |
|-------------------------------------|---|
| Application Type: | Rezoning |
| Charter Bylaw: | 19891 |
| Location: | South of 60 Avenue NW and east of 109 Street NW |
| Address: | 5815 109 Street NW |
| Legal Description: | Lot 4, Block 10, Plan 239HW |
| Site Area: | 2022 square metres |
| Neighbourhood: | Pleasantview |
| Notified Community Organization(s): | Pleasantview Community League |
| Applicant: | Pals Geomatics Corp. |

PLANNING FRAMEWORK

| | |
|----------------------------|---|
| Current Zone and Overlay: | (RF1) Single Detached Residential Zone and Mature Neighbourhood Overlay |
| Proposed Zone and Overlay: | (RF2) Low Density Infill Zone and Mature Neighbourhood Overlay |
| Plan in Effect: | None |
| Historic Status: | None |

Written By: Marco Beraldo
Approved By: Tim Ford
Branch: Development Services
Section: Planning Coordination