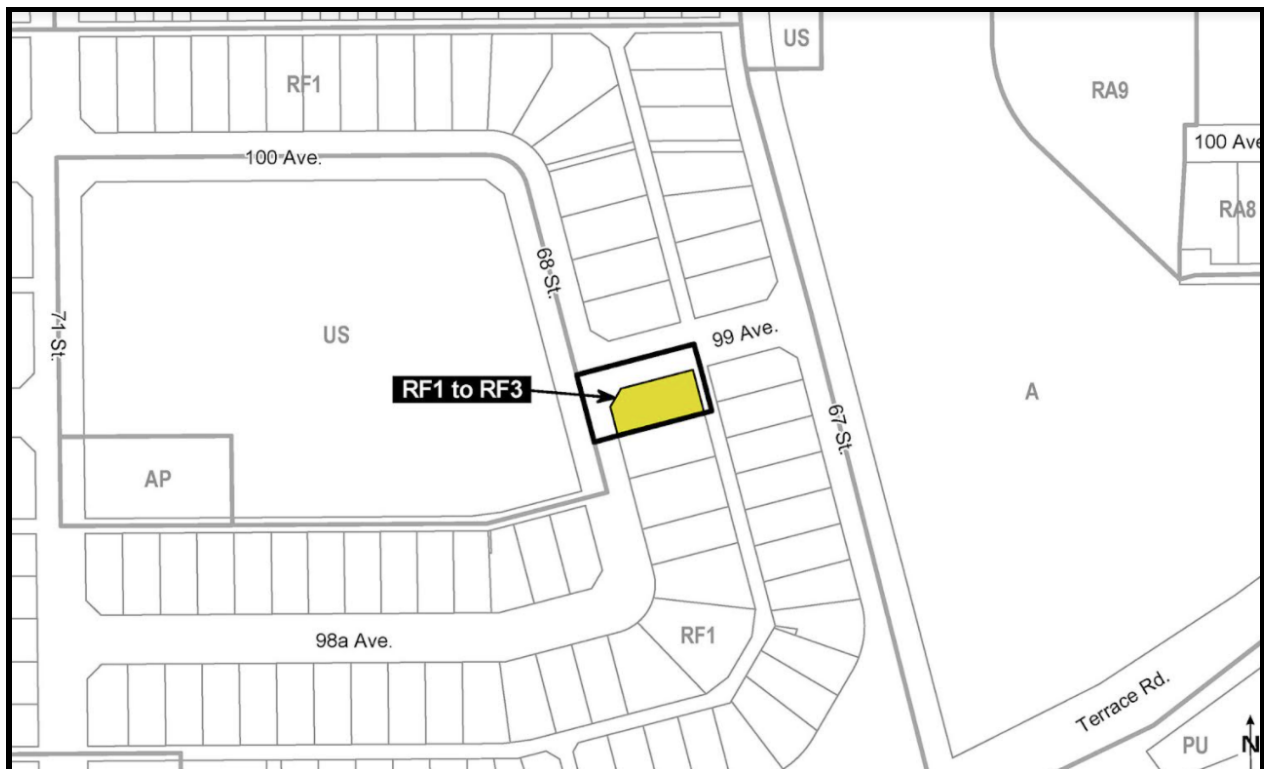




ADMINISTRATION REPORT **REZONING** TERRACE HEIGHTS

6707 99 Avenue NW

To allow for small scale infill development.



Recommendation: That Charter Bylaw 19893 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 Terrace Heights 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 land use amendment application was submitted by Franken Homes on October 18, 2020. This application proposes to change the designation of a corner parcel from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone to allow the development of small scale housing such as Single Detached, Semi-detached or 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 up to four principal dwelling units of row housing.

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 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

CHARTER BYLAW 19893 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone. The purpose of the proposed (RF3) Zone is to provide for a mix of small scale housing such as Single Detached, Duplex, Semi-detached, and Multi-unit Housing. The rezoning would increase the potential number of principal dwellings on the site from two to up to four depending on the future building design.

Site And Surrounding Area

The site area is approximately 650 square metres and consists of one corner lot. It is located in the southeast portion of the Terrace Heights neighbourhood, on the corner of 99 Avenue NW and 68 Street NW. The site is directly east of Argyll Centre School, approximately 270 metres south or the nearest transit stop on 101 Avenue NW and approximately 700 metres west of the Capilano Transit Centre.



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	(US) Urban Services Zone	School



View of site from 99 Avenue NW



View of site from 68 Street NW

Planning Analysis

LAND USE COMPATIBILITY

The subject property is a corner site, surrounded by roadways on two sides, and is located in a mature neighbourhood. The proposed RF3 Zone is subject to the Mature Neighborhood Overlay (MNO), which is designed to ensure that infill development, such as row housing, is sensitive to

its surrounding context. The proposed development will be limited to a maximum height of 8.9 metres and any vehicular access will be required from the alley. The proposed rezoning is considered to be sensitive intensification because the built form is limited to the same height and the interior side setback is increased from what is permitted under RF1.

ZONING COMPARISON SUMMARY

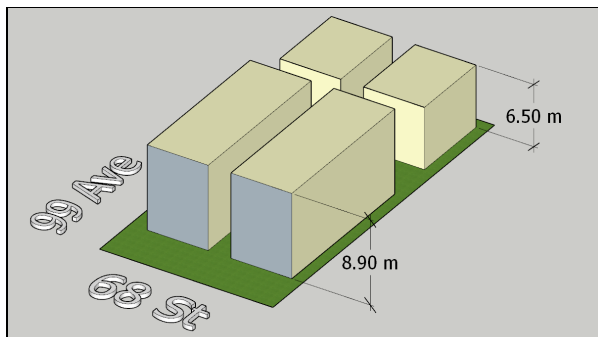
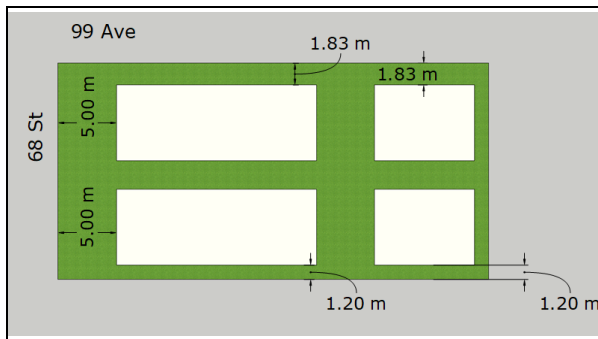
	RF1 + MNO <i>Current</i>		RF3 + MNO <i>Proposed</i>	
Principal Building	Single Detached Housing ¹		Multi-Unit Housing	
Maximum Height	8.9 m		8.9 m	
Front Setback 1.5 m less than adjacent front setback	Approximately 5.0 m		Approximately 5.0 m	
Minimum Interior Side Setback	1.2 m		3.0 m	
Minimum Flanking Side Setback	1.83 m (20% of site width)		2.0 m	
Min. Rear Setback (40% of Site Depth)	14.6 m		14.6 m	
Maximum No. Dwelling Units	Two (2) Principal Dwellings ¹ Two (2) Secondary Suites Two (2) Garden Suites		Four (4) Principal Dwellings Four (4) Secondary Suites Four (4) Garden Suites ²	
Site Coverage	40%		45%	
Accessory Building	Garden Suite ²	Detached Garage ²	Garden Suite ²	Detached Garage ²
Maximum Height	6.5 m	4.3 m	6.5 m	4.3 m
Minimum Interior Side Setback	1.2 m	0.6 m	1.2 m	0.6 m
Minimum Flanking Side Setback	1.83 m	1.83 m	2.0 m	2.0 m
Min. Rear Setback	1.2 m	1.2 m	1.2 m	1.2 m

Notes:

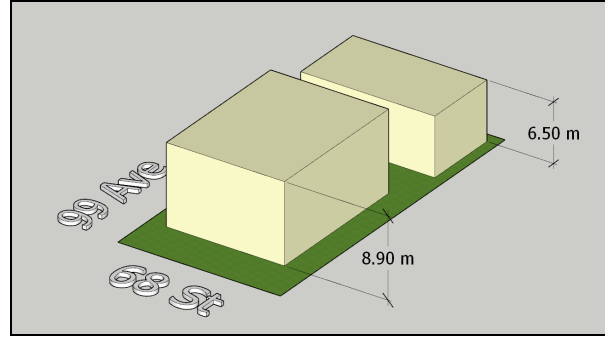
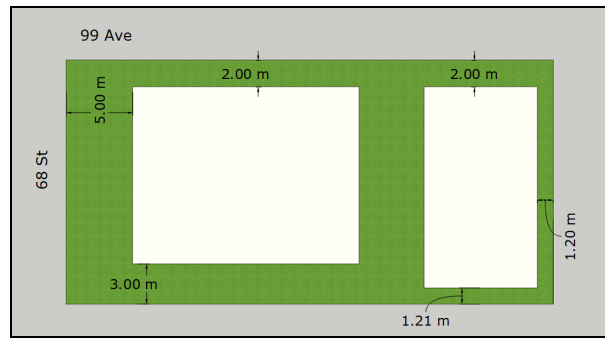
¹ Lot Subdivision would be required to accommodate two Single Detached principal structures/dwellings under RF1. Minimum setbacks indicated are assuming lot subdivision. Semi-detached could be built without subdividing under RF1.

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.

POTENTIAL RF1 BUILT FORM W/GARDEN SUITES



POTENTIAL RF3 BUILT FORM W/DETACHED GARAGE



PLANS IN EFFECT

There are no Plans in Effect for this Neighbourhood.

CITY PLAN

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 about two blocks from 101 Avenue NW, which is a Secondary Corridor at this location, and one block from 98 Avenue NW, which is a City Wide Mass Transit route. Development along secondary corridors is intended to be low to mid-rise development with a width ranging from one to three blocks.

Technical Review

Transportation

With redevelopment of the site, vehicular access will be from the adjacent lane in conformance with the Mature Neighbourhood Overlay.

Drainage

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

EPCOR Water

The existing 20mm water service is not of sufficient capacity to provide adequate flow and pressure for five units. A minimum 40 mm water service must be constructed for the proposed

redevelopment. Fire hydrant spacing and fire flows for this site are deficient. Possible construction of a new water main and hydrant will be reviewed under a servicing agreement prior to the issuance of a Development Permit.

Community Insights

ADVANCE NOTICE November 17, 2020	<ul style="list-style-type: none">● Number of recipients: 23● Number of responses in support: 0● Number of responses with concerns: 27● Common comments included:<ul style="list-style-type: none">○ Impact on neighbourhood is too much○ Out of character with existing development○ Should stay as single family
WEBPAGE	<ul style="list-style-type: none">● https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/terrace-heights-planning-applications

Conclusion

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

Appendices

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19893
Location:	South of 99 Avenue NW and east of 68 Street NW
Address:	6707 99 Avenue NW
Legal Description:	Lot 22, Block 20A, Plan 6083KS
Site Area:	650.292 m ²
Neighbourhood:	Terrace Heights
Notified Community Organizations:	Forest/Terrace Heights Community League and The Board Of Trustees Of Edmonton School Division
Applicant:	Franken Homes

PLANNING FRAMEWORK

Current Zone and Overlay:	(RF1) Single Detached Residential Zone and Mature Neighbourhood Overlay (MNO) Mature Neighbourhood Overlay
Proposed Zone and Overlay:	(RF3) Small Scale Infill Development Zone and Mature Neighbourhood Overlay (MNO) Mature Neighbourhood Overlay
Plan in Effect:	None
Historic Status:	None

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