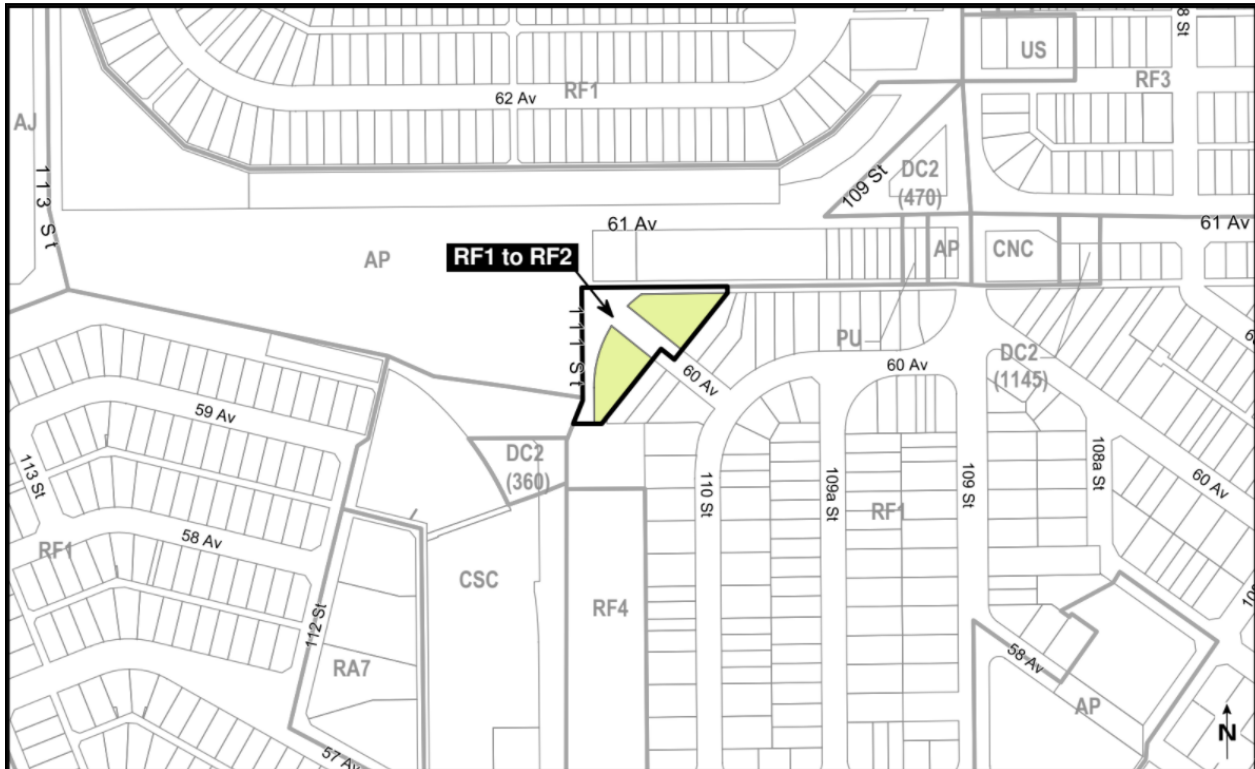




# ADMINISTRATION REPORT **REZONING** PLEASANTVIEW

## 11010 and 11015 60 AVENUE NW

To allow for small scale infill development.



**Recommendation:** That Charter Bylaw 19937 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 two large lots;
- 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 Jennifer Van Popta, City of Edmonton Real Estate Branch, on May 19, 2021 on behalf of landowners The City of Edmonton. This application proposes to change the designation of two parcels from (RF1) Single Detached Residential Zone to (RF2) Low Density Infill Zone to allow for the subdivision of six additional single detached lots (eight total) which is greater than the two additional lots (four total) permitted under the current zoning.

This application is related to subdivision application LDA21-0287 which received conditional approval on November 18, 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.

## The Application

1. CHARTER BYLAW 19937 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 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 lots are zoned RF1, only one additional lot per lot is permitted for a total of four. Rezoning to RF2 will allow for four additional lots, for a total of eight, as proposed under LDA21-0287.

## Site and Surrounding Area

The subject site is comprised of two vacant lots which are bisected by 60 Avenue NW. The north lot, Lot 5, is 1925 m<sup>2</sup> and the south lot, Lot 13, is 1936 m<sup>2</sup>. Lot 5 abuts a single detached home to the southeast and an alley to the north. Lot 13 abuts a single detached home to the southeast and a shared use path to the west and north. The site is currently being used as informal greenspace.



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(RF1) Single Detached Residential Zone	Vacant lots
<b>CONTEXT</b>		
North	(AP) Public Parks Zone	Dog park
East	(RF1) Single Detached Residential Zone	Single Detached House
South	(RF1) Single Detached Residential Zone	Single Detached House
West	(AP) Public Parks Zone	Shared use path and 111 Street



LOOKING SOUTHWEST FROM 60 AVE



LOOKING NORTHWEST FROM 60 AVE



**ZONING COMPARISON SUMMARY**

	<b>RF1 + MNO</b> <i>Current</i>		<b>RF2 + MNO</b> <i>Proposed</i>	
<b>Principal Building</b>	Single Detached Housing <sup>1</sup>		Single Detached Housing	
<b>Height</b>	8.9 m		8.9 m	
<b>Front Setback</b> 1.5 m less than adjacent front setback	Determined based on adjacent front setback		Determined based on adjacent front setback	
<b>Side Setback</b>	1.2 m		1.2 m	
<b>Rear Setback</b> (40% of Site Depth)	Varies based on Site Depth		Varies based on Site Depth	
<b>Maximum No. Dwelling Units</b>	four (4) Principal Dwellings <sup>1</sup> four (4) Secondary Suites four (4) Garden Suites		eight (8) Principal Dwellings eight (8) Secondary Suites eight (8) Garden Suites <sup>2</sup>	
<b>Accessory Building</b>	Garden Suite <sup>2</sup>	Detached Garage <sup>3</sup>	Garden Suite <sup>2</sup>	Detached Garage <sup>3</sup>
<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>Rear Setback</b>	0.6 m	0.6 m	0.6 m	0.6 m
Notes:				
<sup>1</sup> 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.				
<sup>2</sup> Secondary Suites and Garden Suites are allowed with each principal dwelling, the likelihood of these suites diminishes as the number of principal dwellings increases.				
<sup>3</sup> It is most likely that if Garages are provided on Lot 13 that they will be attached due to the absence of a lane.				

**THE 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 comprised of two corner parcels within the 61 Avenue and 111 Street Secondary Corridors. Secondary Corridors are intended to be one to three blocks wide, and generally more residential focused than primary corridors. The site is considered suitable for increased density.

## 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 60 Avenue NW

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

## Community Insights

<b>ADVANCE NOTICE</b> June 19, 2021	<ul style="list-style-type: none"><li>● Number of recipients: 18</li><li>● 8 responses received</li><li>● Number of responses in support: 1</li><li>● Number of responses with concerns: 7</li><li>● Common comments included:<ul style="list-style-type: none"><li>○ lack of parking</li><li>○ too many lots</li><li>○ increased traffic congestion</li><li>○ skinny homes not in character with existing homes</li><li>○ loss of current greenspace use</li></ul></li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>● <a href="https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/pleasantview-planning-applications">https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/pleasantview-planning-applications</a></li></ul>

## Conclusion

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

## APPENDICES

- 1 Application Summary

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19937
Location:	South of 61 Avenue NW and east of 111 Street NW
Addresses:	11010 - 60 AVENUE NW and 11015 - 60 AVENUE NW
Legal Descriptions:	Lot 5, Block 17, Plan 239HW and Lot 13, Block 13, Plan 239HW
Site Areas:	1,925.62 m <sup>2</sup> and 1,936.59 m <sup>2</sup>
Neighbourhood:	Pleasantview
Ward:	papastew
Notified Community Organization:	Pleasantview Community League
Applicant:	City of Edmonton Real Estate Branch

### 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