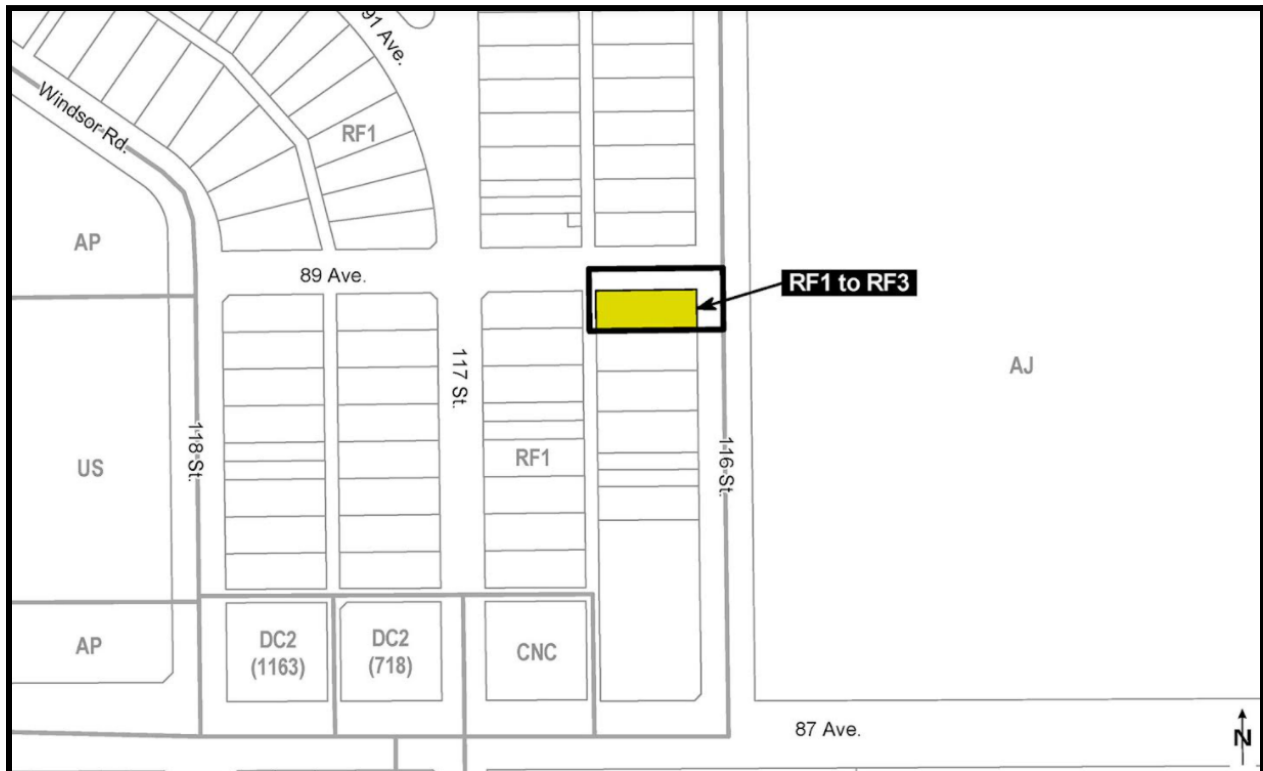




ADMINISTRATION REPORT **REZONING** WINDSOR PARK

11603 - 89 Avenue NW

To allow for small scale infill development.



Recommendation: That Charter Bylaw 19968 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 it:

- provides the opportunity for increased density and housing choice in the Windsor Park neighborhood;
- is located on a corner lot, where row housing is an appropriate and compatible form of development; and
- is within walking distance to a variety of alternative modes of transportation such as LRT and bike lanes.

Report Summary

This rezoning application was submitted by Situate Inc. on November 4, 2021. It 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 Neighbourhood Overlay 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.

The Application

1. CHARTER BYLAW 19968 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 pursue the development of Multi-unit Housing.

Site and Surrounding Area

This rezoning area consists of one residential lot located on a corner, at the intersection of 116 Street NW and 89 Avenue NW. This site is surrounded on all sides by small-scale residential development in the form of single detached housing with the exception of the site's east side which is bounded by the University of Alberta Campus.

The site is well connected to the broader community through its proximity to alternative modes of transportation which include bus service along 87 Avenue (identified as both a local and community bus route in the Bus Network Redesign), bike lanes along 89 Avenue and 116 Street, and both the University and Health Sciences LRT stations which are within 600 m from this site.



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	(AJ) Alternate Jurisdiction Zone	University of Alberta Campus
South	(RF1) Single Detached Residential Zone	Single Detached House
West	(RF1) Single Detached Residential Zone	Single Detached House



LOOKING NORTHWEST FROM 116 STREET NW



LOOKING SOUTHEAST FROM 89 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:

RF1 & RF3 COMPARISON SUMMARY

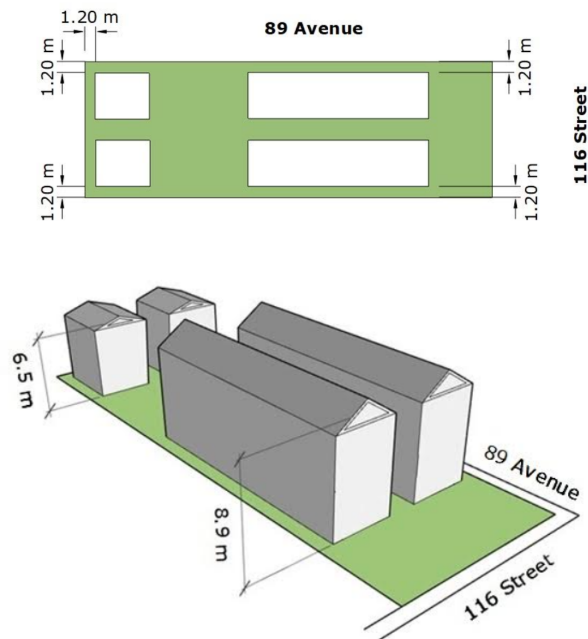
	RF1 + MNO <i>Current</i>	RF3 + MNO <i>Proposed</i>
<u>Principal Building</u>	Single Detached Housing ¹	Multi-Unit Housing
Maximum Height	8.9 m	8.9 m
Front Setback 1.5 m less than adjacent front setback	Determined based on adjacent front setback	Determined based on adjacent front setback
Minimum Interior Side Setback	1.2 m	3.0 m
Minimum Flanking Side Setback	1.2 m	2.0 m

Minimum Rear Setback (40% of Site Depth)	18.0 m		18.0 m	
Maximum No. Dwelling Units	Two (2) Principal Dwellings ¹ ; and Two (2) Secondary Suites; and Two (2) Garden Suites		Five (5) Principal Dwellings; and Five (5) Secondary Suites; and Five (5) Garden Suites	
Maximum Site Coverage	40%		45%	
Accessory Building	Garden Suite ²	Detached Garage ²	Garden Suite ²	Detached Garage ²
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
Flanking Side Setback	1.2 m	1.2 m	2.0 m	2.0 m
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.				

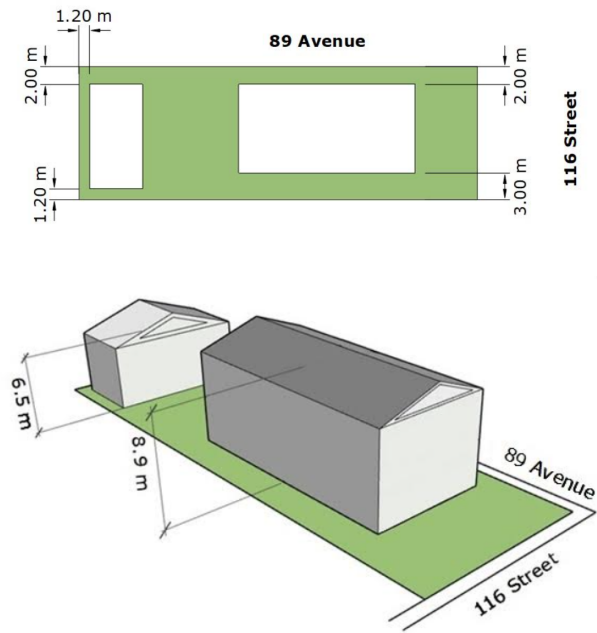
The rezoning to RF3 represents an increase in allowable density, among other minor differences. The RF3 zone and its permitted development is considered to be sensitive intensification because the built form is limited to the same height and the interior side setback is increased to 3.0 m from what is permitted under RF1 Zone. 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.

The site also has convenient access to alternative modes of transportation such as bike lanes, bus services and two LRT stations that are within walking distance, providing future users of this site with a variety of transportation options beyond the private automobile.

POTENTIAL RF1 BUILT FORM



POTENTIAL RF3 BUILT FORM



THE CITY PLAN

The City Plan identifies the University-Garneau area as a Major Node which is a large-scale urban centre that serves multiple districts and is typically anchored by public institutions and significant employment centres. Major nodes capitalize on excellent transit access and support higher density development and a wide mixture of land uses.

The proposed rezoning supports the direction outlined in the City Plan by enabling additional residential infill that will contribute to a wider variety of housing options in the area with convenient access to alternative modes of transportation.

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 89 Avenue NW.

Drainage

Drainage supports the proposed rezoning and advises that there is sanitary servicing available from an existing 200mm sanitary sewer main within the lane and storm servicing is available from the existing 300mm storm sewer main within 89 Avenue NW.

EPCOR Water

EPCOR Water supports the proposed rezoning and advises that the site can continue to be serviced by the 150 mm water main within 116 Street NW. There is a deficiency in on-street hydrant spacing which may require a new hydrant and 70 metres of new water main to be installed at the development permit stage.

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

Community Insights

ADVANCE NOTICE November 19, 2022	<ul style="list-style-type: none">• Number of responses in support: 0• Number of responses with concerns: 2• Common comments included:<ul style="list-style-type: none">o Privacy concernso The development does not align with the neighborhood's single detached housing character
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/windsorpark

Conclusion

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19968
Location:	Southwest corner of 89 Avenue NW and 116 Street NW
Address:	11603 - 89 Avenue NW
Legal Description:	Lot 22, Block 25, Plan 715HW
Site Area:	836 m2
Neighbourhood:	Windsor Park
Ward:	papastew
Notified Community Organization:	Windsor Park Community League
Applicant:	Situate 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

Written By:	Stuart Carlyle
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination