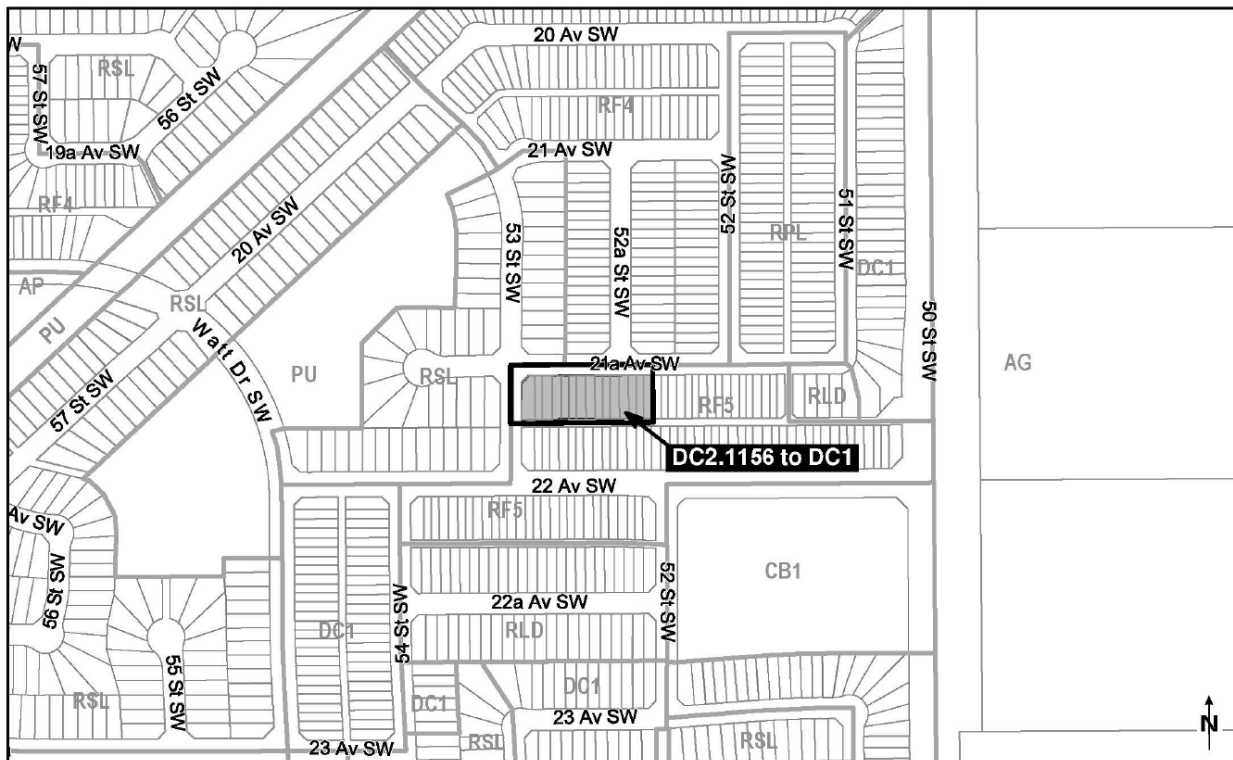




ADMINISTRATION REPORT **REZONING** WALKER

5223, 5235, 5227, 5229, 5231, 5233, 5235, 5237, 5239, 5241, 5243, 5245, 5247, 5249, and 5251 - 21A Avenue SW

To allow for Row Housing with Secondary Suites



Recommendation: That Charter Bylaw 19966 to amend the Zoning Bylaw from (DC2.1156) Site Specific Development Control Provision to (DC1) Direct Development Control Provision be **APPROVED**.

Administration **SUPPORTS** this application because:

- It will be compatible with surrounding land uses; and
- It will expand opportunities for a range of housing forms in the Walker neighbourhood.

Report Summary

This application was accepted from Mike Vivian (Stantec) on behalf of Anthem United Ltd. on December 9, 2021. The proposal conforms with the Walker Neighbourhood Structure Plan (NSP) which designates the site for Medium Density Residential uses.

The Application

CHARTER BYLAW 19966 proposes to rezone the subject site from (DC2.1156) Site Specific Development Control Provision to (DC1) Direct Development Control Provision. The proposed DC1 will carry forward the existing regulations to allow for the development of multi-unit housing in the form of Row Housing up to three-storeys in height, with the following changes:

- Add Secondary Suites as a permitted use;
- Increase site coverage for internal dwellings (55% to 57%) and end dwellings (45% to 48%); and
- Clarify Setbacks regarding corner lots.

Site and Surrounding Area

The subject site is 0.36 ha in area and is undeveloped. It is located west of 50 Street SW and north of 22 Avenue SW in the southeast corner of the Walker neighbourhood.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC2.1156) Site Specific Development Control Provision	Undeveloped land
CONTEXT		

North	(RF4) Semi-detached Housing (RSL) Residential Small Lot Zone	Semi-detached Housing Single Detached Housing
East	(RF5) Row Housing Zone	Undeveloped land
South	(RF5) Row Housing Zone	Row Housing
West	(RSL) Residential Small Lot Zone	Single Detached Housing

Planning Analysis

The subject land is located in the southeast portion of the Walker neighbourhood. The proposed DC1 Zone will carry forward the existing regulations to allow for the development of multi-unit housing in the form of Row Housing up to three-storeys in height with the following changes:

- Add Secondary Suites as a permitted use;
- Increase the maximum site coverage for internal dwellings (55% to 57%) and end dwellings (45% to 48); and
- Clarify Setbacks regarding corner lots.

The proposed zoning will conform to the **Walker Neighbourhood Structure Plan** (NSP) which designates the site for Medium Density Residential uses, and meets Objective 4.1.1 of the NSP which encourages a variety of housing forms and options.

The proposed rezoning will align with the **City Plan** by facilitating residential development within a redeveloping area (as defined in the City Plan) to accommodate the City’s anticipated population growth from 1-1.25 million people.

Technical Review

The proposed rezoning will not impact the utility services within the neighbourhood and can be accommodated by the existing infrastructure. All comments from affected City Departments and utility agencies have been addressed.

Community Insights

ADVANCE NOTICE December 15, 2021	<ul style="list-style-type: none"> • Number of recipients: 63 • Number of responses: 0
WEBPAGE	<ul style="list-style-type: none"> • edmonton.ca/walkerplanningapplications

Conclusion

Administration recommends that this application be **APPROVED**.

APPENDICES

- 1 DC1 Track Changes
- 2 Context Map - Walker NSP
- 2 Application Summary

SCHEDULE “B” (DC~~1~~2)

~~SITE SPECIFIC~~ DIRECT DEVELOPMENT CONTROL PROVISION

1. General Purpose

To allow Multi-unit housing to be developed in the form of row housing on individual lots with ~~reduced Site Area and Site Width~~, and increased Height ~~and Site coverage~~.

2. Area of Application

This DC2 Provision shall apply to Lots 220-234, Block 1, Plan 2122238 ~~a portion of SE-23-51-25-4~~ located south of 21A Avenue SW and east of 53 Street SW in the Walker neighbourhood, as shown on Schedule “A” of the Bylaw adopting this Provision.

3. Uses

- a. Major Home Based Business
- b. Minor Home Based Business
- c. Multi-unit Housing, in the form of row housing
- d. Residential Sales Centre
- d.e. Secondary Suites
- e.f. Supportive Housing, restricted to Limited Supportive Housing
- ~~f.g.~~ Urban Gardens
- ~~g.h.~~ Urban Outdoor Farms
- ~~h.i.~~ Fascia On-premises Signs

4. Development Regulations

- ~~a. The development shall be in accordance with these regulations and in general accordance with Appendix 1.~~
- b.a. The minimum Site Area shall be 106 m².
- ~~e.b.~~ The minimum Lot Width shall be in accordance with Table 1.

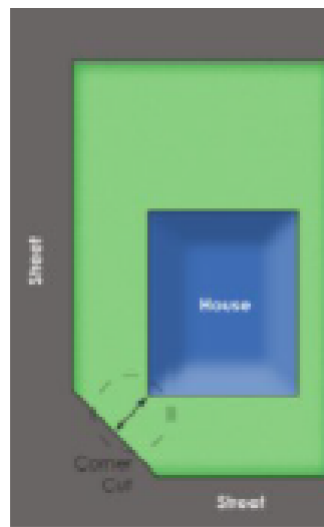
Table 1 Minimum Lot Width – Individual Lots	
i. Multi-unit Housing, in the form of row housing – internal Dwelling	4.2 m
ii. Multi-unit Housing, in the form of row housing – end Dwelling	5.4 m

iii. Multi-unit Housing, in the form of row housing – corner Dwelling, abutting the flanking public roadway, other than a Lane	6.7 m
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d.c. The minimum Site Depth shall be 30.0 m.

d. The minimum Front Setback shall be 4.5 m.

e. On corner lots, the minimum Setback from the corner cut shall be 3.0 m, as shown in the following illustration:



e.

f. The minimum Rear Setback shall be 5.5 m, and 1.2 m for Accessory Buildings.

g. The minimum Side Setback for an end Dwelling shall be 1.2m, except that:

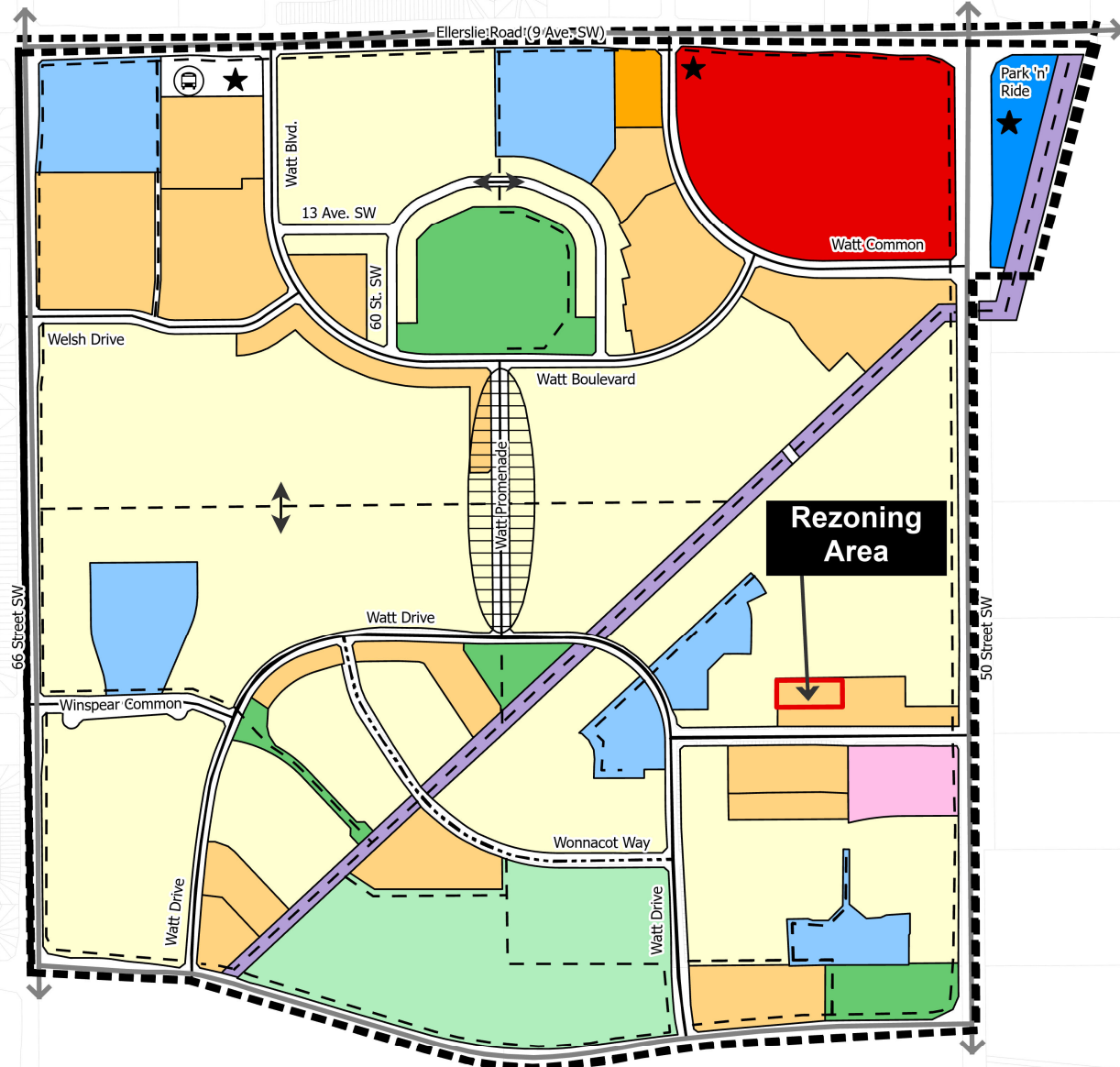
g.i. on a Corner Site, the minimum Side Setback abutting the flanking public roadway, ~~other than a Lane~~, shall be 2.4 m.

h. The maximum total Site Coverage shall be in accordance with Table 2, ~~inclusive of the attached Garage~~:

Table 2 Maximum Site Coverage – Individual Lots	Principal building with attached Garage Total Site Coverage
i. Multi-unit Housing, in the form of row housing – internal Dwelling	55% <u>57%</u>
ii. Multi-unit Housing, in the form of row housing – end Dwelling	45% <u>48%</u>

iii. Multi-unit Housing, in the form of row housing – corner Dwelling, abutting the flanking public roadway, other than a Lane	40%
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- i. The maximum Height shall not exceed 13.0 m.
- j. Each Dwelling unit shall provide a minimum 15.0 m² of private outdoor Amenity Area.
- k. Each Dwelling within Multi-unit Housing, in the form of row housing shall be individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the Façade, porches or entrance features, building materials, or other treatments.
- l. On Corner Sites, the Facades of a principal building abutting the Front Lot Line and flanking Side Lot Line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.
- m. ~~R~~ow housing shall not repeat the same architectural features more than six times on a block face.
- n. Notwithstanding Section 55 of the Zoning Bylaw, a minimum of ~~two~~one trees and four shrubs shall be provided for on each Lot.
- o. Vehicular access shall be from a Lane.
- p. Signs shall comply with the regulations found in Section 59A.



**BYLAW 19638
WALKER**
Neighbourhood Structure Plan
(as amended)

- | | | | |
|----------------------------|--------------------------------|--------------------------------|-----------------|
| Low Density Residential | District Park Campus | Enhanced Pedestrian Connection | NSP Boundary |
| Medium Density Residential | School / Park | Arterial Roadway | Future HST Stop |
| High Density Residential | Stormwater Management Facility | Collector Roadway | Transit Centre |
| Community Commercial | Pipeline Right-of-Way | Minor Collector (Non-Transit) | Rezoning Area |
| Neighbourhood Commercial | Park 'n' Ride Site | Multi-Use Trail | |

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19966
Location:	North of 22 Avenue SW and east of 53 Street SW
Addresses:	5223, 5225, 5227, 5229, 5231, 5233, 5235, 5237, 5239, 5241, 5243, 5245, 5247, 5249, 5251 - 21A Avenue SW
Legal Descriptions:	Lots 220-234, Block 1, Plan 2122238
Site Area:	0.36 ha
Neighbourhood:	Walker
Ward:	Karhiio
Notified Community Organization:	Horizon Community League
Applicant:	Mike Vivian; Stantec

PLANNING FRAMEWORK

Current Zone:	(DC2) Site Specific Development Control Provision
Proposed Zone:	(DC1) Direct Development Control Provision
Plan(s) in Effect:	Walker NSP
Historic Status:	None

Written By:	Sean Conway
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination