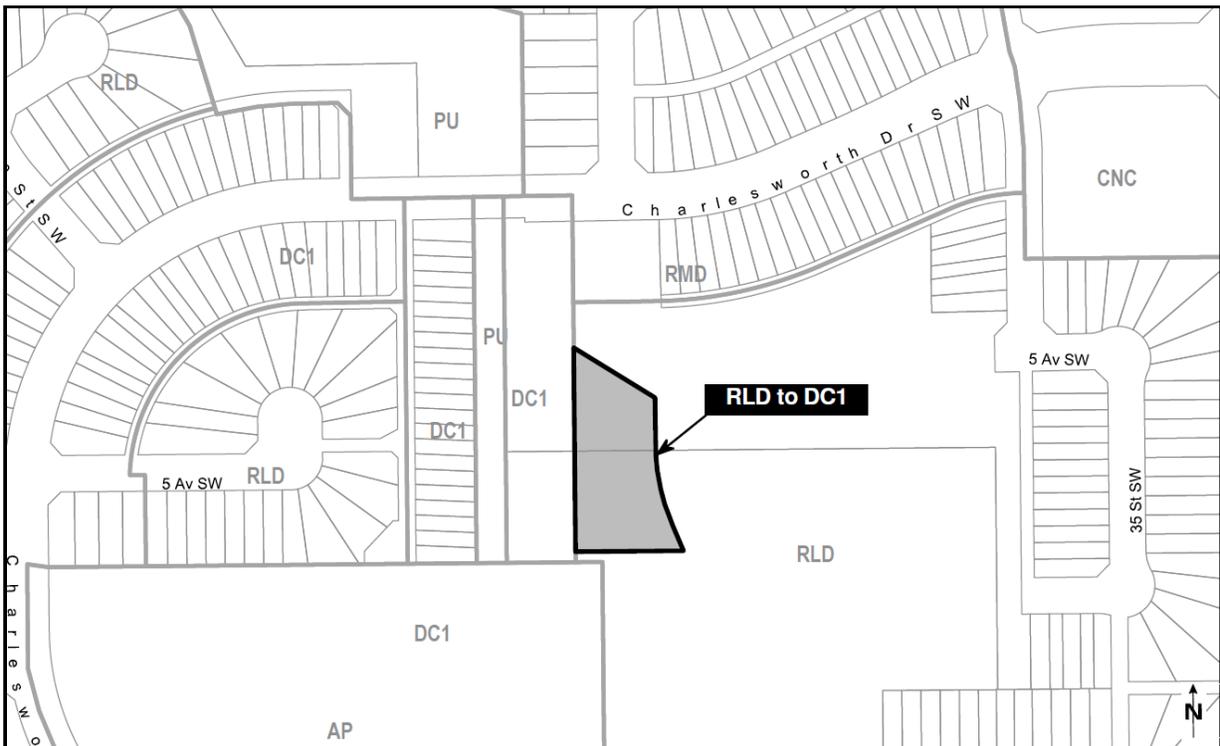




# ADMINISTRATION REPORT **REZONING** CHARLESWORTH

## 3614 - 6 Avenue SW and 440 - 36 Street SW

To allow for Row Housing with reduced site depth and increased Height.



**Recommendation:** That **Charter Bylaw 19998** to amend the Zoning Bylaw from (RLD) Residential Low Density Zone 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 Cantiro on December 9, 2021. The proposal conforms with the Charlesworth Neighbourhood Structure Plan (NSP) which designates the site for Mixed Residential uses.

## The Application

**CHARTER BYLAW 19998** proposes to rezone the subject site from (RLD) Residential Low Density Zone to (DC1) Direct Development Control Provision. The proposed DC1 will allow for the development of Row Housing with reduced site depth and increased Height.

An associated subdivision application for the subject area is currently under review by Administration.

## Site and Surrounding Area

The subject site is 0.33 ha in area and is undeveloped. It is located south of Charlesworth Drive SW and west of 35 Street SW in the eastern portion of the Charlesworth neighbourhood.



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(RLD) Residential Low Density Zone	Undeveloped land
<b>CONTEXT</b>		
North	(RLD) Residential Low Density Zone	Undeveloped land
East	(RLD) Residential Low Density Zone	Undeveloped land

West	(DC1) Direct Development Control Provision	Undeveloped land
South	<ul style="list-style-type: none"> <li>(AP) Public Parks Zone</li> <li>(RLD) Residential Low Density Zone</li> </ul>	<ul style="list-style-type: none"> <li>Future Park Site</li> <li>Undeveloped land</li> </ul>

## Planning Analysis

The subject land is located in the eastern portion of the Charlesworth neighbourhood. The proposed DC1 Provision will allow for the development of Row Housing with reduced site depth and increased Height. The table below provides a comparison between the proposed (DC1) Provision and the nearest comparable standard zone to the DC (RMD).

The proposed zoning will conform to the **Charlesworth Neighbourhood Structure Plan** (NSP) which designates the site for Mixed Residential uses, and meets the objectives of the NSP which encourages a variety of housing forms and options. The Mixed Residential area of the Plan allows all forms of low density housing as well as medium density housing up to Row Housing built-forms.

Regulation	RLD Zone <i>Current</i>	Adjacent DC1 Provision <i>Comparable</i>	Proposed DC1 Provision <i>Proposed</i>
<b>Height</b>	10.0 m	12.0 m	13.0 m
<b>Site Area</b>	--	130 m <sup>2</sup> (Row Housing - internal Dwelling)	130 m <sup>2</sup>
<b>Site Depth</b>	27 m	27 m	24.5 m
<b>Front Setback</b>	3.0 m <sup>z</sup>	3.0 m	4.5 m
<b>Side Setback</b>	1.2 m <sup>yZA</sup>	1.2 m <sup>y</sup>	1.2 m
<b>Rear Setback</b>	7.5 m (4.5 m for Corner Sites)	5.5 m (4.5 m for Corner Sites)	5.5 m

### Notes:

<sup>z</sup> Front setbacks for corner sites vary from 3.0 m to 4.5 m depending on street typology and building orientation.

<sup>y</sup> Zero lot line development is permitted within this zone which would allow for an interior side setback of 0.0 m where the other side setback is a minimum of 1.5 m.

<sup>z</sup> Flanking side setbacks for vary from 1.2 m to 4.5 m depending on street typology and building orientation.

<sup>A</sup> A form of zero lot line development is permitted within this zone which would allow for an interior side setback of 0.6 m where the other side setback is a minimum of 1.2 m

### City Plan Alignment

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

### Community Engagement

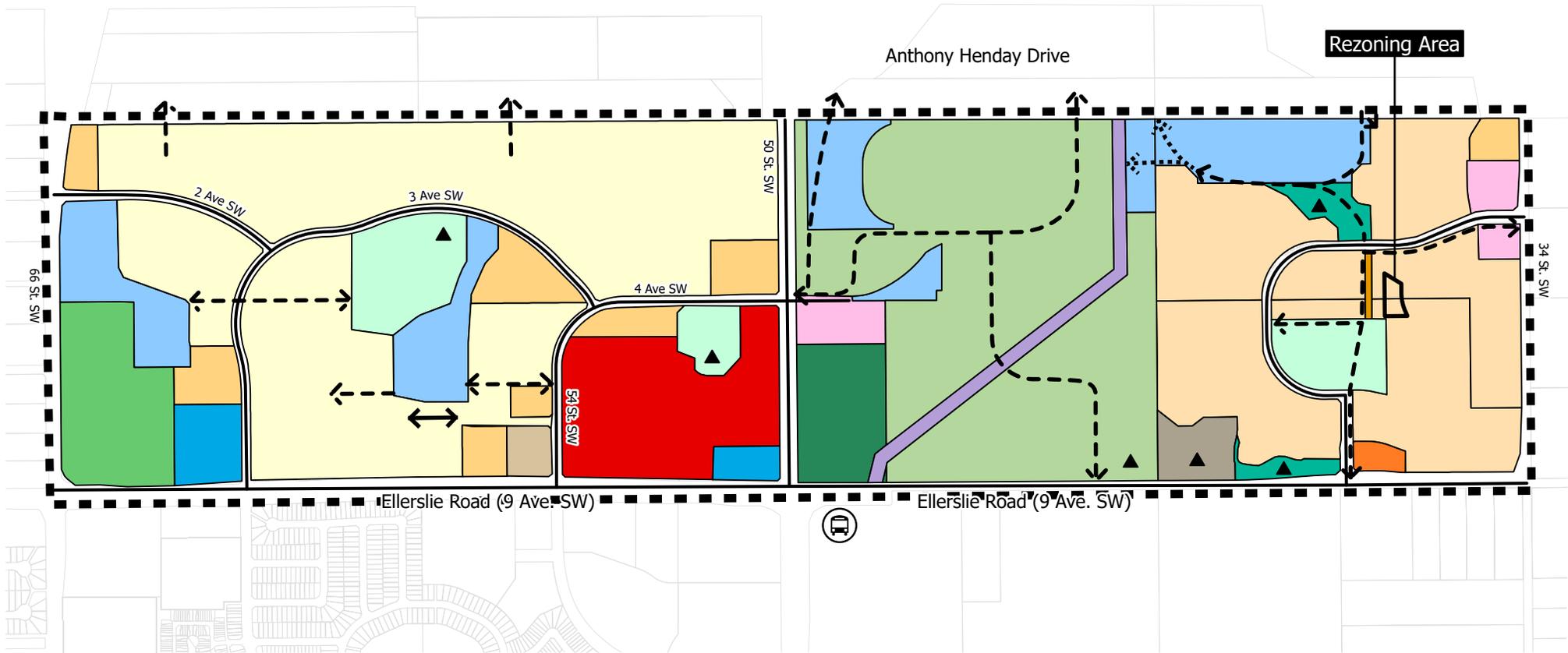
<b>ADVANCE NOTICE</b> November 29, 2021	<ul style="list-style-type: none"><li>• Number of recipients: 202</li><li>• No responses received</li></ul>
<b>WEBPAGE</b>	<a href="http://edmonton.ca/charlesworthplanningapplications">edmonton.ca/charlesworthplanningapplications</a>

### Conclusion

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

### APPENDICES

- 1 Context Plan Map (Charlesworth NSP)
- 2 Application Summary



**BYLAW 18835**  
**CHARLESWORTH**  
 Neighbourhood Structure Plan  
 (as amended)

- |  |                                |                              |                    |
|--|--------------------------------|------------------------------|--------------------|
| Low Density Residential                | Neighbourhood Commercial       | Environmental Reserve        | Shared Use Path    |
| Medium Density Residential             | Community Commercial           | Natural Area (MR)            | Natural Area       |
| High Density Residential               | School / Park                  | Public Utility Lot           | Transit Station    |
| Mixed Residential                      | City Level Park                | Collector / Arterial Roadway | LDA21-0472-Polygon |
| Mixed Use                              | Open Space (MR)                | Local Roadway Connection     |                    |
| Proposed / Existing Religious Assembly | Stormwater Management Facility | Potential Shared Use Path    |                    |
| Institutional                          | Pipeline Right-of-Way          |                              |                    |

**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:	19998
Location:	South of Charlesworth Drive SW and west of 35 Street SW
Addresses:	3614 - 6 Avenue SW; and 440 - 36 Street SW
Legal Descriptions:	a portion of SE-25-51-24-4; and a portion of Lot 1, Plan 9823999
Site Area:	0.33 ha
Neighbourhood:	Charlesworth
Ward:	Karhiio Ward
Notified Community Organizations:	Ellerslie & Meadows Community League Association; and Edmonton Southwood Community League
Applicant:	Mike Vivian; Stantec

### PLANNING FRAMEWORK

Current Zone:	(RLD) Residential Low Density Zone
Proposed Zone:	(DC1) Direct Development Control Provision
Plans in Effect:	Charlesworth Neighbourhood Structure Plan (NSP) Southeast Area Structure Plan (ASP)
Historic Status:	None

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