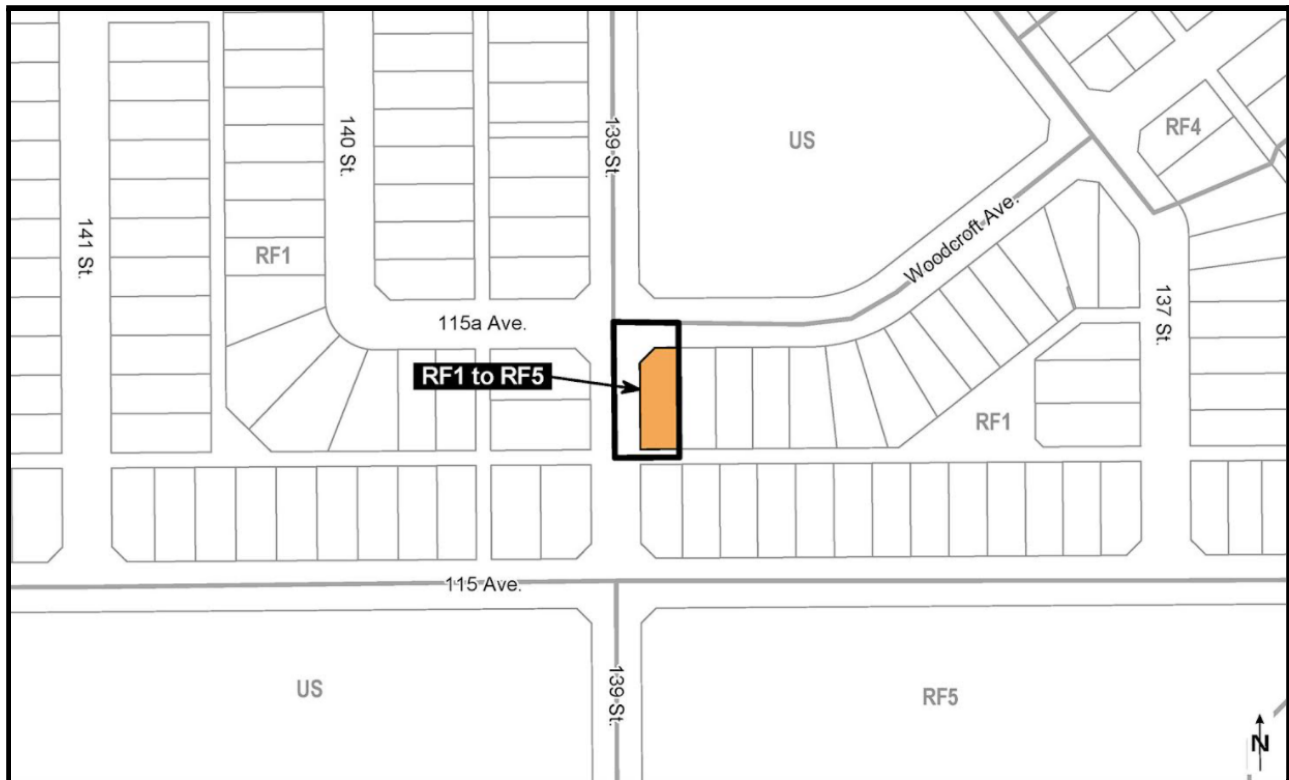


11515 - 139 Street NW

To allow for the development of ground oriented multi-unit housing.



Recommendation: That Charter Bylaw 20087 to amend the Zoning Bylaw from the (RF1) Single Detached Residential Zone to the (RF5) Row Housing Zone be **APPROVED**.

Administration **SUPPORTS** this application because:

- it is located on a corner, across from a park, where row housing is an appropriate and compatible form of development; and
- it aligns with infill objectives of the City Plan by enabling ongoing residential infill to occur at a variety of scales, densities and designs within all parts of the residential areas.

Application Summary

CHARTER BYLAW 20087 will amend the Zoning Bylaw, as it applies to the subject site, from (RF1) Single Detached Residential Zone to the (RF5) Row Housing Zone for the purpose of accommodating ground oriented multi-unit housing. There is no local plan in effect for the Woodcroft neighborhood.

This application was accepted on November 23, 2021, from SPAN Architecture Inc. (Songlin Pan) on behalf of Yaosen Zhang.

This proposal aligns with the goals and policies of CityPlan (MDP) 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.

Community Insights

Based on the characteristics of this application the file was brought forward to the public using the Broadened Approach. This approach was selected because of strong concerns from neighborhood residents about the proposed rezoning.

The Broadened Approach included the following techniques:

Advance Notice, December 6, 2021

- Radius: 60 metres
- Number of recipients: 20
- Number of responses with concerns: 5

Online Public Engagement Session, February 14 - 27, 2022

- Number of residents who provided feedback: 44

Webpage

- edmonton.ca/woodcroftplanningapplications

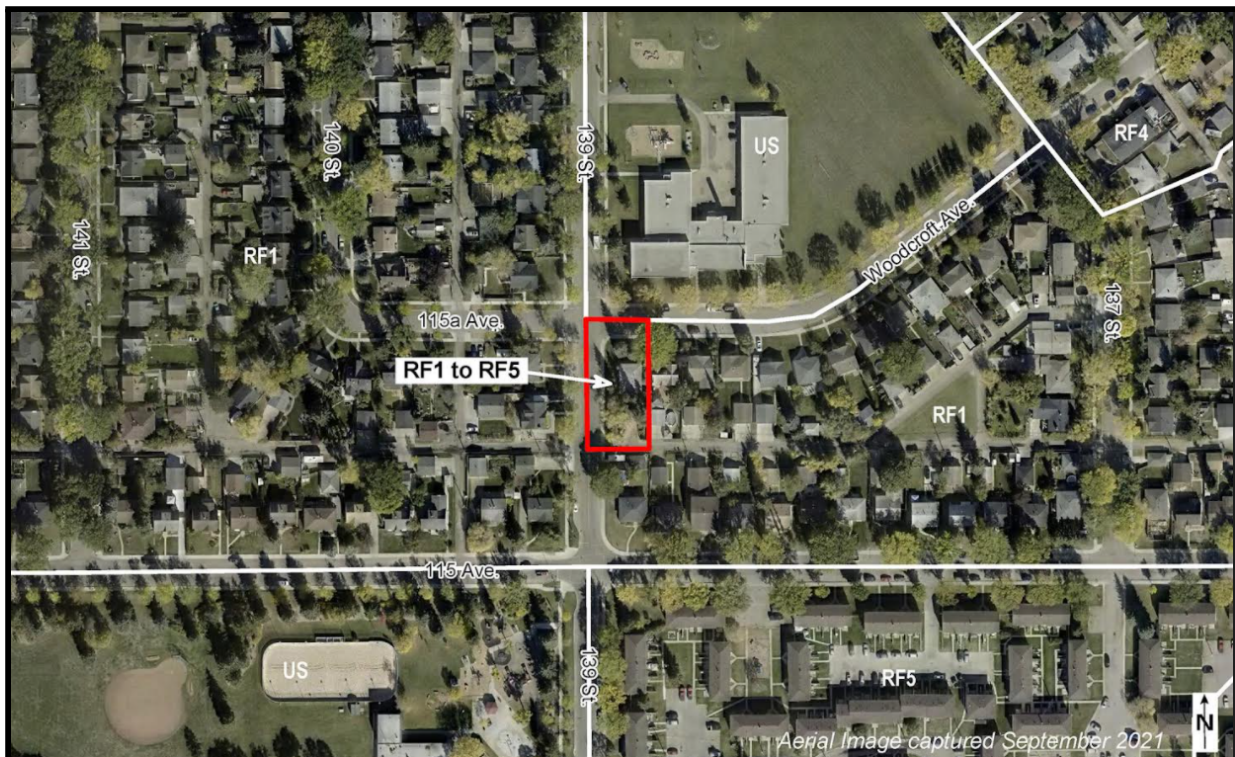
Common comments heard throughout the various methods include:

- **Rezoning location:** Respondents firmly believe that this location is not appropriate for the RF5 Zone and is too small to accommodate a 5-unit rowhouse and associated on-site parking. Respondents also noted other areas of the Woodcroft neighborhood which already support affordable row housing development, among other forms of higher density development.

- **Traffic/Parking:** Respondents firmly believe that on-site parking will not be able to be adequately accommodated on a property of this size. Respondents also noted that parking and traffic issues are exacerbated by the bus and snow removal route and on-street parking for the Language Centre across the street.
- **Density Reduction:** Respondents suggested that, if the site is to be redeveloped, it should be developed as a duplex or a tri-plex at most.

Site and Surrounding Area

This rezoning area consists of one residential lot located on a corner within the interior of the Woodcroft neighborhood, at the intersection of 139 Street NW and Woodcroft 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 its north edge which is bordered by an Edmonton Public Schools site (The Institute for Innovation in Second Language Education) with associated park and recreational space. Vehicular access is through the rear lane. Transit is available along 139 Street and the Westmount Transit Centre is approximately 600 m south of this site. While the Transit Centre is not within the preferred 400 m radius for this development to be formally considered 'transit oriented', is still considered within relatively convenient walking distance. Other notable amenities within walking distance include educational and recreational facilities such as the Ross Sheppard School and Coronation Park and commercial and retail amenities as part of the Westmount Shopping Centre.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF1) Single Detached Residential Zone	Single Detached House
CONTEXT		
North	(US) Urban Services Zone	Edmonton Public Schools site (The Institute for Innovation in Second Language Education)
East	(RF1) Single Detached Residential Zone	Single Detached House
South	(RF1) Single Detached Residential Zone	Single Detached House
West	(RF1) Single Detached Residential Zone	Single Detached Housing



View of the site looking southeast from the corner of 139 Street NW and Woodcroft Avenue NW



View of the site looking northeast from 139 Street NW



View of the site looking south from Woodcroft Avenue NW

Planning Analysis

Land Use Compatibility

The subject property is a corner site, surrounded by roadways on three sides, and is located in a mature neighborhood with good connectivity to transit and excellent access to a variety of educational, recreational and retail amenities that are all within walking distance. The subject property is also directly across the street from a park site where larger and denser forms of infill housing, like row housing, are considered appropriate. With these contextual factors in mind, this property is well situated for an increase in density, as proposed.

There is no plan in effect for the Woodcroft neighborhood. The proposed rezoning aligns with the City Plan targets of optimizing existing established neighborhoods by adding 50% of new units added throughout infill areas such as Woodcroft. With goals to increase and diversify Edmonton's housing supply, this application meets City Plan policies which include enabling ongoing residential infill to occur at a variety of scales and densities within all parts of residential areas.

The Edmonton Zoning Bylaw's Mature Neighborhood Overlay (MNO) will continue to apply to this site and helps to ensure that lower scale forms of infill development, such as row housing, are sensitive to a site's surrounding context. The RF5 regulations which control the built form, in combination with with the MNO regulations, are similar to its current RF1 zoning, with the exception of the following:

- an increase in maximum height of 1.1 metres (approximately ½ a storey);
- an increase in maximum site coverage of 12%; and
- the potential for an additional 4 units of density.

All setback requirements under both zones are nearly identical (see RF1 and RF5 comparison below). To mitigate impacts to the adjacent property to the east, the MNO requires that window locations as well as design techniques such as translucent window treatment and screening methods be utilized along this edge to help reduce overlook and other privacy issues.

Though the proposed zone will allow for a slightly larger and denser development, it will allow for additional housing choices in Woodcroft by allowing for row housing development where single detached housing development, particularly north of 115 Avenue NW, remains the dominant housing form. The proposed RF5 Zone also requires that the average number of bedrooms per unit be at least 2.25 in an effort to encourage development that is oriented towards families. Family oriented development at this location is complemented by the various amenities the neighborhood has to offer including convenient access to transit, park space, and educational facilities and retail space.

RF1 & RF5 Comparison Summary

	RF1 + MNO Current	RF5 + MNO Proposed
Principal Building	Single Detached Housing ¹ Duplex Housing Semi-detached Housing	Multi-Unit Housing
Maximum Height	8.9 m	10.0 m
Front Setback Range (Woodcroft Avenue)	Determined based on adjacent front setback	Determined based on adjacent front setback
Minimum Interior Side Setback	1.2 m	1.2 m
Minimum Flanking Side Setback (139 Street)	3.2 (20% of site width)	3.0 m
Minimum Rear Setback (Lane)	16.5 m (40% of Site Depth)	16.5 m (40% of Site Depth)

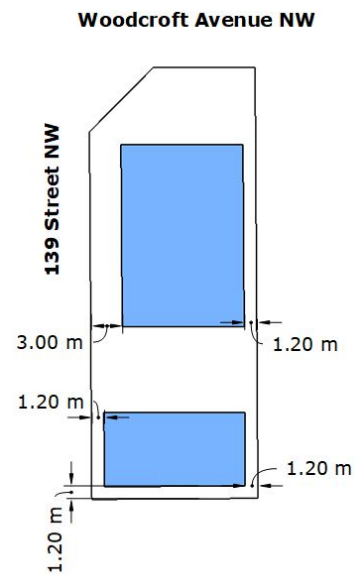
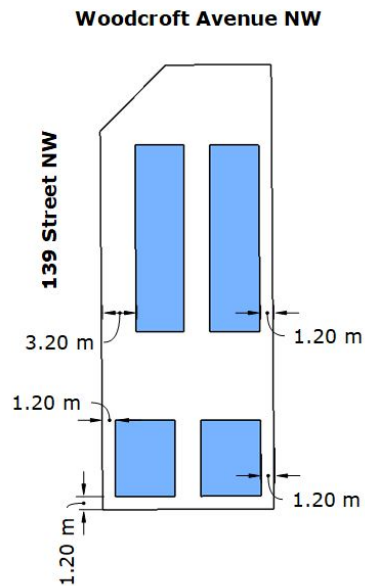
Maximum Site Coverage	40% ¹	52%
Maximum No Dwelling Units	<ul style="list-style-type: none"> - Two (2) Principal Dwellings - Two (2) Secondary Suites - Two (2) Garden Suites <p>Total: Six (6)</p>	<ul style="list-style-type: none"> - Five (5) Principal Dwellings - Five (5) Secondary Suites <p>OR</p> <ul style="list-style-type: none"> - Five (5) Garden Suites <p>Total: Ten (10)</p>

	RF1 + MNO: Current		RF5 + MNO: Proposed	
Accessory Building	Garden² Suite	Detached Garage	Garden Suite	Detached Garage
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	1.2 m	1.2 m	1.2 m	1.2 m
Minimum Rear Setback	1.2 m	1.2 m	1.2 m	1.2

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 The likelihood of these suites being developed diminishes as the number of principal dwellings increases.

Top view



3D view



Plans in Effect

THE CITY PLAN

The proposed rezoning supports the direction outlined in The City Plan by enabling ongoing residential infill to occur at a variety of scales, densities and designs within all parts of the residential areas and accommodating future growth to a population of 2 million within Edmonton's existing boundaries.

Applicable Guidelines

THE RESIDENTIAL INFILL GUIDELINES (RIGs)

The RIGs provide guidance for where different infill housing typologies are most appropriately located within a mature neighborhood. For guidance on lower-scale forms on infill development, such as row housing, the RIGs have become increasingly inconsistent with the standards set by the Zoning Bylaw and increasingly less relevant when reviewing some types of rezoning applications. However, because the proposed RF5 Zone is used less frequently than, for example, the (RF3) Small Scale Infill Development Zone which also permits row housing, albeit at a slightly lesser scale, the RIGs are a useful review tool in this instance.

For row housing (up to 5 dwellings) like this proposal, the RIGs suggest that this type of development is appropriate within the interior of a neighborhood, when located across from a school/park site, as is the case with this application.

Technical Review

Transportation

With the redevelopment of the site, vehicular access shall only be granted from the rear alley in order to conform with the Zoning Bylaw regulations under the Mature Neighbourhood Overlay.

Drainage

Development allowed under the proposed zone would be required to include on-site stormwater management techniques utilizing a controlled outflow rate to mitigate its impact on the existing drainage infrastructure. Details of the required on-site stormwater management will be reviewed at the Development Permit stage.

EPCOR Water

The applicant/owner will be responsible for all costs associated with providing City standards for water supply including any changes to the existing water infrastructure required by this application.

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

Appendices

- 1 "What We Heard" Public Engagement Report
- 2 Application Summary

What We Heard Report

Woodcroft LDA21-0544

Edmonton

Public Engagement Feedback Summary

Project Address: 11515 - 139 Street NW

Project Description: Proposed rezoning from (RF1) Single-Detached Residential Zone to (RF5) Row Housing Zone. Key characteristics of the proposed RF5 Zone include:

- Maximum height of 10 meters (approximately 3 storeys);
- Up to 5 principal dwellings on this site, with secondary suite opportunities;
- Maximum site coverage of 52%; and
- Vehicular access from the rear lane.

Engagement Format: <https://engaged.edmonton.ca/RF5woodcroft>

Engagement Dates: February 14 - February 27, 2022

Number Of Visitors:

- Engaged: 44
- Informed: 82
- Aware: 185

See “Web Page Visitor Definitions” at the end of this report for explanations of the above categories.

About This Report

The information in this report includes summarized feedback received between February 14 to February 27, 2022 through online engagement via the Engaged Edmonton platform.

The public feedback received will be considered during the planning analysis to ensure the review of the application takes local context into consideration and is as complete as possible. It will also be used to inform conversations with the applicant about potential revisions to the proposal to address concerns or opportunities raised.

This report is shared with all web page visitors who provided their email address for updates on this file. This summary will also be shared with the applicant and the Ward Councilor, and will be an Appendix to the Council Report when the application proceeds to a Public Hearing.

The planning analysis, and how feedback informed that analysis, will be summarized in the City's report to City Council when the proposed rezoning goes to a future City Council Public Hearing for a decision. The City's report and finalized version of the applicant's proposal will be posted for public viewing on the City's public hearing agenda approximately three (3) weeks prior to a scheduled public hearing for the file.

Engagement Format

The Engaged Edmonton webpage included an overview of the application, information on the development and rezoning process and contact information for the file planner. Two participation tools were available for participants: one to ask questions and one to leave feedback.

The comments are summarized by the main themes below, with the number of times a similar comment was made by participants recorded in brackets following that comment.

Feedback Summary

Number of Responses:

In Support: 2

In Opposition: 39

Mixed: 3

The most common **concerns** heard were:

Rezoning location: Respondents firmly believe that this location is not appropriate for the RF5 Zone and is too small to accommodate a 5-unit rowhouse and associated on-site parking. Respondents also noted other areas of the Woodcroft neighborhood which already support affordable row housing development, among other forms of higher density development.

Traffic/Parking: Respondents firmly believe that on-site parking will not be able to be adequately accommodated on a property of this size. Respondents also noted that parking and traffic issues are exacerbated by the bus and snow removal route and on-street parking that's generated from the Language Centre across the street.

Density Reduction: Respondents suggested that, if the site is to be redeveloped, it should be developed as a duplex or a tri-plex at most.

What We Heard

The following section includes a summary of collected comments with the number of times a comment was recorded in brackets.

Reasons For Opposition

Zoning/Location/Built Form

- The site is too small to accommodate 5 dwellings (25x)
- The adjacent property will experience reduced privacy and sunlight (7x)
- This property should remain zoned RF1 (6x)
- The proposed height of 10 metres is out character with the neighborhood (6x)
- This development will not be family-oriented because there's no room for backyard or adequate amenity space (3x)
- A more appropriate location would be the vacant property that was rezoned last year along 115 Avenue (2x)
- Denser forms of housing, like this proposal, are not conducive to the physical/mental health of children as they lack green space(1x)
- The proposed zone allows for home based businesses, which would the density issues with this proposal even worse (1x)

Traffic/Parking/Safety

- The site is not large enough to adequately accommodate parking for 5 dwellings (16x)
- On-street parking will be an issue because this is a snow route and bus route (4x)
- When in use, the Language Centre contributes to on-street congestion in the area (2x)
- Being at the intersection, this will impede the flow of traffic (1x)

Other

- The neighborhood already provides its fair share of affordable housing (6x)
- The neighborhood already has enough row housing along 115 Avenue (5x)
- The neighborhood already provides its fair share of high density housing (3x)
- Not supportive of rental units (3x)
- This will devalue property values in the neighborhood (3x)
- These units will not affordable (2x)
- This rezoning is just an attempt to maximize the profits of the developer (2x)
- The developer is can just sell the land for higher price once the it is rezoned (1x)
- Those in favour of this development do not live in the neighborhood (1x)
- Without access to drawings, it's difficult to know whether this development will fit in with the character of the neighborhood (1x)
- City needs higher standards for accepting rezoning applications (1x)
- This will result in increased crime (1x)

Reasons For Support

- Easy access to transit and other amenities makes this a good location for this rezoning (2x)

Suggestions For Improvement

- A duplex or tri-plex at this location would be more reasonable (16x)
- On-site parking for residents and visitors should be a requirement (1x)

Web Page Visitor Definitions

Aware

An aware visitor, or a visitor that we consider to be 'aware', has made one single visit to the page, but not clicked any further than the main page.

Informed

An informed visitor has taken the 'next step' from being aware and clicked on something. We now consider the visitor to be informed about the project. This is done because a click suggests interest in the project.

Engaged

Every visitor that contributes on the page, either by asking questions or leaving a comment, is considered to be 'engaged'.

Engaged and informed are subsets of aware. That means that every engaged visitor is also always informed AND aware. In other words, a visitor cannot be engaged without also being informed AND aware. At the same time, an informed visitor is also always aware.

Next Steps

The public feedback received will be considered during the planning analysis and will be included in the administration report for City Council. The administration report and finalized version of the applicant's proposal will be posted for public viewing on the [City's public hearing agenda](#) website approximately three (3) weeks prior to a scheduled public hearing for the file.

When the applicant is ready to take the application to Council:

- Notice of Public Hearing date will be sent to surrounding property owners and applicable nearby Community Leagues and Business Associations.
- Once the Council Public Hearing Agenda is posted online, members of the public may register to speak at Council by completing the form at edmonton.ca/meetings or calling the Office of the City Clerk at 780-496-8178.
- Members of the public may listen to the Public hearing on-line via edmonton.ca/meetings.
- Members of the public can submit written comments to the City Clerk (city.clerk@edmonton.ca).

If you have questions about this application please contact:

Stuart Carlyle, Planner
780-496-6068
stuart.carlyle@edmonton.ca

Application Summary

Information

Application Type:	Rezoning
Charter Bylaw:	20087
Location:	Southeast corner of 139 Street NW and Woodcroft Avenue NW
Address:	11515 - 139 Street NW
Legal Description:	Lot 14, Block 8, Plan 5469HW
Site Area:	630 m2
Neighbourhood:	Woodcroft
Ward:	Anirniq
Notified Community Organization:	Woodcroft Community League
Applicant:	SPAN Architecture Inc.

Planning Framework

Current Zone(s) and Overlay(s):	(RF1) Single Detached Residential Zone (MNO) Mature Neighborhood Overlay
Proposed Zone(s) and Overlay(s):	(RF5) Row Housing Zone (MNO) Mature Neighborhood Overlay
Plan in Effect:	None
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Stuart Carlyle
Tim Ford
Development Services
Planning Coordination