

# Administration Report High Park

Edmonton

## 10848 152 Street NW

To allow for small scale infill development



**Recommendation:** That Charter Bylaw 20100 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- is located on a corner lot, where row housing is an appropriate and compatible form of development
- provides the opportunity for increased density and housing diversity in the High Park neighbourhood
- is located on the north end of the block, mitigating sun shadow impacts on the abutting Single Detached Homes

## Application Summary

**CHARTER BYLAW 20100** will amend the Zoning Bylaw, as it applies to the subject site, from the (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone. The purpose of the proposed (RF3) Zone is to provide for a mix of small scale housing such as Single Detached, Duplex, Semi-detached, and Multi-unit Housing.

This land use amendment application was submitted by the property owner, George Pelechaty, on February 06, 2022. This rezoning would increase the potential number of principal dwellings allowed on the site to four, depending on the future building design. As a corner lot, in the neighbourhood interior, the subject site is considered an appropriate location for the gentle increase in density provided by the RF3 Zone. Additionally, the Mature Neighbourhood Overlay would continue to apply to the site to ensure the future built form remains compatible with the existing residential neighbourhood.

## Community Insights

Based on the characteristics of this application, the file was brought forward to the public using the Basic Approach. This approach was selected because the application proposes a standard zone of the same category in the Zoning Bylaw and aligns with the objectives of The City Plan.

The Basic Approach included the following techniques:

**Advance Notice**, March 01, 2022

- Number of recipients: 29
- Number of responses with concerns: 6

### Webpage

- [edmonton.ca/highparkplanningapplications](https://edmonton.ca/highparkplanningapplications)

### Common comments heard throughout the various methods include:

- High Park already has too much density
- Additional residential units will increase traffic congestion and competition for on street parking
- The development will attract renters who will not maintain the property, creating nuisance conditions for the community

No formal feedback or position was received from the High Park Community League at the time this report was written.

## Site and Surrounding Area

This 686 square metres corner site fronts the intersection of two local roads. Located near the centre of High Park, the property is between two and three blocks from several busy roads where Edmonton Transit operates regular bus routes. The closest stop, on 110 Avenue, is roughly 200 metre away and provides the site with good connectivity to the rest of Edmonton. The property also benefits from quick access to local amenity space, being one block west of Ken Newman Park.

Single Detached Housing is the primary building form in the area representing 86 per cent of the housing stock, while row housing makes up less than one per cent of available housing choice. However, this has recently begun to shift with several corner sites along 108 and 109 Avenues being rezoned, including the property immediately north of the subject site.



*Aerial view of application area*

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(RF1) Single Detached Residential Zone	Single Detached House
<b>CONTEXT</b>		
North	(RF3) Small Scale Infill Development Zone	Multi-unit Housing
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 House



*View of the site looking west from 152 Street NW  
(Google Street View August 2015)*



*View of the site looking southeast from 109 Avenue NW  
(Google Street View July 2015)*

## Planning Analysis

### Land Use Compatibility

The subject site is a corner lot in the interior of a mature neighbourhood. The proposed RF3 Zone is subject to the Mature Neighbourhood Overlay (MNO) which is designed to ensure that infill development remains sensitive to the surrounding context. The regulations of the RF3 Zone, in conjunction with those of the MNO, are largely equivalent to the RF1 Zone. Front and rear setbacks, along with building heights, will remain the same. However, the RF3 Zone requires a more sensitive interior setback of 3.0 metres while the RF1 zone requires only 1.2 metres.

For these reasons, the proposed rezoning is considered to be sensitive intensification while also increasing housing choice in the neighbourhood by permitting building types that remain under-represented in the High Park community.

### RF1 & RF3 Comparison Summary

	<b>RF1 + MNO Current</b>	<b>RF3 + MNO Proposed</b>
<b>Principal Building</b>	Single Detached Housing Duplex Housing Semi-detached Housing	Multi-Unit Housing
<b>Maximum Height</b>	8.9 m	8.9 m
<b>Front Setback Range</b> (152 Street)	Determined based on adjacent front setback	Determined based on adjacent front setback
<b>Minimum Interior Side Setback</b>	1.2 m	3.0 m
<b>Minimum Flanking Side Setback</b> (109 Avenue)	1.2 m	2.0 m
<b>Minimum Rear Setback (Lane)</b>	18.0 m (40% of Site Depth)	18.0 m (40% of Site Depth)
<b>Maximum Site Coverage</b>	40% <sup>1</sup>	45%

<sup>1</sup> A maximum Site Coverage of 40% would be applicable to each subdivided lot

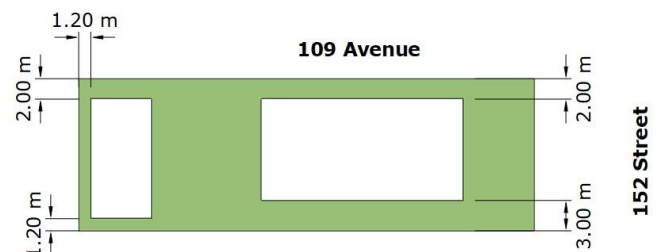
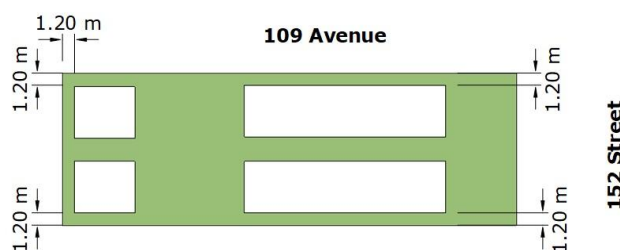
<b>Maximum No Dwelling Units</b>	Two (2) Principal Dwellings <sup>2</sup> Two (2) Secondary Suites <sup>2</sup> Two (2) Garden Suites <sup>2</sup>	Five (5) Principal Dwellings <sup>3</sup> Five (5) Secondary Suites <sup>3</sup> Five (5) Garden Suites <sup>3</sup>
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	<b>RF1 + MNO: Current</b>		<b>RF3 + MNO: Proposed</b>	
<b>Accessory Building</b>	<b>Garden Suite</b>	<b>Detached Garage</b>	<b>Garden Suite</b>	<b>Detached Garage</b>
<b>Maximum Height</b>	6.5 m	4.3 m	6.5 m	4.3 m
<b>Minimum Interior Side Setback</b>	1.2 m	0.6 m	1.2 m	0.6 m
<b>Minimum Flanking Side Setback</b>	1.2 m	1.2 m	2.0 m	2.0 m
<b>Minimum Rear Setback</b>	1.2 m	1.2 m	1.2 m	1.2 m

#### POTENTIAL RF1 BUILT FORM

#### POTENTIAL RF3 BUILT FORM

##### Top view

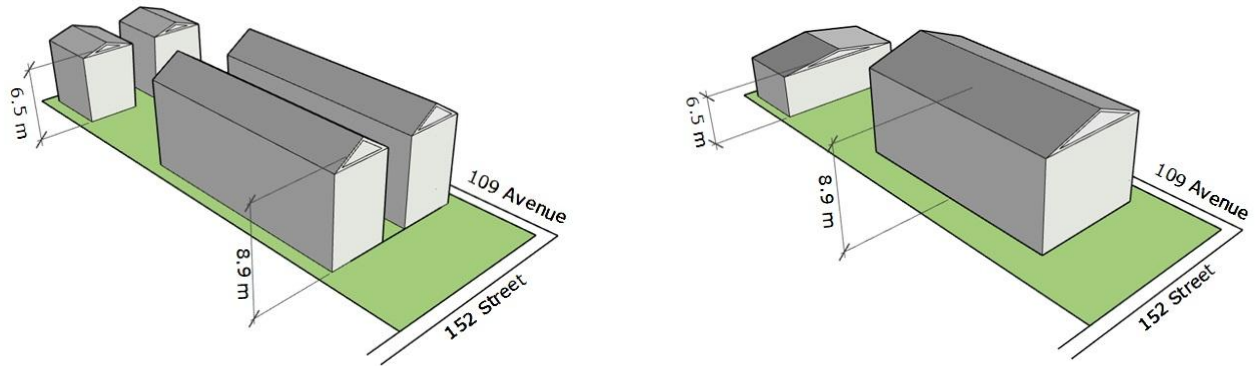


<sup>2</sup> Lot Subdivision would be required to accommodate two Single Detached principal structures/dwellings under RF1. Semi-detached could be built without subdividing under RF1. Each principal dwelling could have a Secondary Suite and/or Garden Suite.

<sup>3</sup> Secondary Suites and Garden Suites are allowed with each existing principal dwelling, the likelihood of these suites diminishes as the number of principal dwellings increase.

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### 3D view



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### Plans in Effect

#### *THE CITY PLAN*

The proposed rezoning aligns with the goals and objectives of The City Plan, which encourages increased density at a variety of scales and designs. By enabling a gentle increase in dwelling units, and allowing for building types that are lacking in the High Park community, this application helps achieve the goal of having 50% of new residential units added through infill city-wide.

### Technical Review

#### Transportation

Vehicular access shall be from the rear lane to conform with the regulations of the Mature Neighbourhood Overlay. With redevelopment of the site, existing vehicular access along 109 Avenue shall be removed and the curb, gutter, sidewalk and boulevard restored to the satisfaction of Subdivision and Development Coordination.

With the redevelopment of the site, the owner will be required to construct a sidewalk along 109 Avenue to the satisfaction of Subdivision and Development Coordination.

The nearby intersection of 153 Street and 107 Avenue NW is on Traffic Safety's list for upgrades to pedestrian crossing infrastructure. A pedestrian signal is scheduled to be operational in November 2022.

## **Drainage**

No storm sewer connections currently exist for the subject property; should Multi-unit Housing be developed, a private drainage system consisting of a storm sewer service connection and/or low impact development facility will be required.

## **EPCOR Water**

The existing water service is not of sufficient capacity to provide adequate flow and pressure for the proposed development. A new water service must be constructed for this lot. The applicant must review the total on-site water demands and service line capacity with a qualified engineer to determine the size of service required to ensure adequate water supply.

There is a significant deficiency in on-street hydrant spacing adjacent to the property. City of Edmonton Standards require hydrant spacing of 90m for the proposed zoning, while hydrant spacing in the area is approximately 121m. Possible construction of a new hydrant will be reviewed under a servicing agreement prior to the issuance of a Development Permit.

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

## **Appendices**

1 Application Summary

## Application Summary

### Information

<b>Application Type:</b>	Rezoning
<b>Charter Bylaw:</b>	20100
<b>Location:</b>	South of 109 Avenue NW and west of 152 Street NW
<b>Address(es):</b>	10848 - 152 Street NW
<b>Legal Description(s):</b>	Lot 12, Block 32, Plan98MC
<b>Site Area:</b>	686.32m <sup>2</sup>
<b>Neighbourhood:</b>	High Park
<b>Ward:</b>	Nakota Isga Ward
<b>Notified Community Organization(s):</b>	High Park Community League
<b>Applicant:</b>	George Pelechaty

### Planning Framework

<b>Current Zone(s) and Overlay(s):</b>	(RF1) Single Detached Residential Zone (MNO) Mature Neighbourhood Overlay
<b>Proposed Zone(s) and Overlay(s):</b>	(RF3) Small Scale Infill Development Zone (MNO) Mature Neighbourhood Overlay
<b>Plan(s) in Effect:</b>	None
<b>Historic Status:</b>	None

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