

10741 – 93 Street NW

To allow for small scale infill development.



Recommendation: That Charter Bylaw 20145 to amend the Zoning Bylaw from (RA7) Low Rise Apartment Zone to (DC2) Site Specific Development Control Provision be **APPROVED**.

Administration **SUPPORTS** this application because it:

- provides the opportunity for increased density and efficient use of a small lot;
- is compatible with the existing development; and
- meets the objectives of the Boyle Street McCauley Area Redevelopment Plan (ARP).

Application Summary

CHARTER BYLAW 20145 will amend the Zoning Bylaw, as it applies to the subject site, from (RA7) Low Rise Apartment Zone to (DC2) Site Specific Development Control Provision for the purpose of accommodating small to medium scale infill development.

This application was accepted on December 11, 2021, from Anna Bubel on behalf of Another Way and Edmonton Community Development Company.

This proposal aligns with the goals and policies of The City Plan 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 Basic Approach. This approach was selected because no responses were received during the advanced notice process.

The Basic Approach included the following techniques:

Advance Notice, January 28, 2022

- Number of recipients: 45
- Number of responses with concerns: 0

Webpage

- edmonton.ca/mccauleyplanningapplications

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

Site and Surrounding Area

The subject site is approximately 246 square meters in area, located on an interior lot in the interior central portion of the McCauley neighbourhood. Vehicular access is through the rear lane east of the site. The property is one lot north of 107A Avenue, an arterial road. Transit access is available along 95 Street approximately 230 meters to the west where there are connections to the Stadium LRT Station and Transit Centre. The site is located within walking distance to Giovanni Caboto Park and the Joe Clarke Athletic Grounds. 92 Street and 108A Avenue NW are existing bike routes.

The surrounding area is generally developed with single detached housing, however there is significant redevelopment taking place as the housing stock ages.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RA7) Low Rise Apartment Zone	Vacant lot
CONTEXT		
North	(RA7) Low Rise Apartment Zone	Single Detached House
East	(RA7) Low Rise Apartment Zone	Single Detached House
South	(RA7) Low Rise Apartment Zone	Single Detached House
West	(RA7) Low Rise Apartment Zone	Single Detached House



View of the site looking east from 93 Street NW (house has been demolished)



View of the site looking southwest from 107A Avenue NW (house has been demolished)

Planning Analysis

Land Use Compatibility

The proposed DC2 allows for Multi-unit housing like the surrounding RA7 zoning does but also allows for Semi-detached Housing which is the use that this application is proposed to be developed under. On small lots such as this, Multi-unit housing is difficult to develop due to building code requirements. The applicant had previously applied for a development permit for a 3 unit development under the RA7 zone but construction requirements proved to be cost prohibitive. The proposed DC2 proposes two semi-detached dwellings each with secondary (basement) suites which is an efficient use of the limited lot size and a

density that is more than the minimum number of 3 dwellings required under RA7. The setbacks are compatible with the existing blockface while allowing for the sufficient amount of space for parking in the rear off the lane.

RA7 & DC2 Comparison Summary

	RA7 Current	DC2 Proposed
Principal Building	Multi -Unit Housing	Semi-detached Housing
Maximum Height	14.5 m - 16.0 m	10.0 m
Front Setback Range (93 Street)	4.5 m	2.4 m
Minimum Interior Side Setback	1.5 m - 3.0 m	1.2 m
Minimum Rear Setback (Lane)	7.5 m	4.5 m
Maximum Site Coverage for Principal building	n/a	42%
Minimum No Dwelling Units	Three Principal Dwellings	Two Principal Dwellings Two Secondary Suites

Boyle Street McCauley Area Redevelopment Plan (ARP)

The site is located within the McCauley neighbourhood within the Boyle Street McCauley ARP. Within the ARP the site is classified as “low to medium rise apartment housing.” The ARP is proposed to be amended under the related file LDA21-0608 to redesignate the site as “low to medium family oriented housing.” This amendment will allow the proposed zoning to align with the plan. The following general objectives and policies of the plan are still being met:

- To provide for a broad mix of low to medium density residential uses which would renew the residential character of the Sub-Area.
- To maintain and upgrade viable existing housing stock.

The ARP will also be amended to allow semi-detached housing on a single lot rather than the four lots suggested by the plan.

The City Plan

The City Plan is a high level policy document describing the strategic goals, values and intentions that direct how Edmonton will grow from 1 million to 2 million people over the next several decades. One key piece of this plan is to accommodate all future growth within Edmonton's existing boundaries, with no further annexations or expansions. This proposal aligns with the goals and policies of The City Plan by creating new residential units at infill locations.

Technical Review

Transportation

Neighbourhood renewal in McCauley is scheduled to begin in 2023. Improvements to be constructed include road and sidewalk reconstruction along 93 Street NW, 107 Avenue NW, and 108 Avenue NW.

Drainage

Permanent sanitary sewer service currently exists to the subject rezoning area from the existing 450mm combined sewer main within 93 Street and may remain to service the rezoning area.

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 Application Summary

Application Summary

Information

Application Type:	Rezoning
Charter Bylaw:	20145
Location:	North of 107A Avenue NW and east of 93 Street NW
Address(es):	10741 93 Street NW
Legal Description:	Lot 2, Block 20, Plan 1653A1
Site Area:	246 m ²
Neighbourhood:	McCauley
Ward:	O-day'min
Notified Community Organization:	McCauley Community League
Applicant:	Anna Bubel

Planning Framework

Current Zone(s) and Overlay(s):	(RA7) Low Rise Apartment Zone
Proposed Zone(s) and Overlay(s):	(DC2) Site Specific Development Control Provision
Plan(s) in Effect:	Boyle Street McCauley Area Redevelopment Plan (ARP)
Historic Status:	None

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Branch: Development Services
Section: Planning Coordination