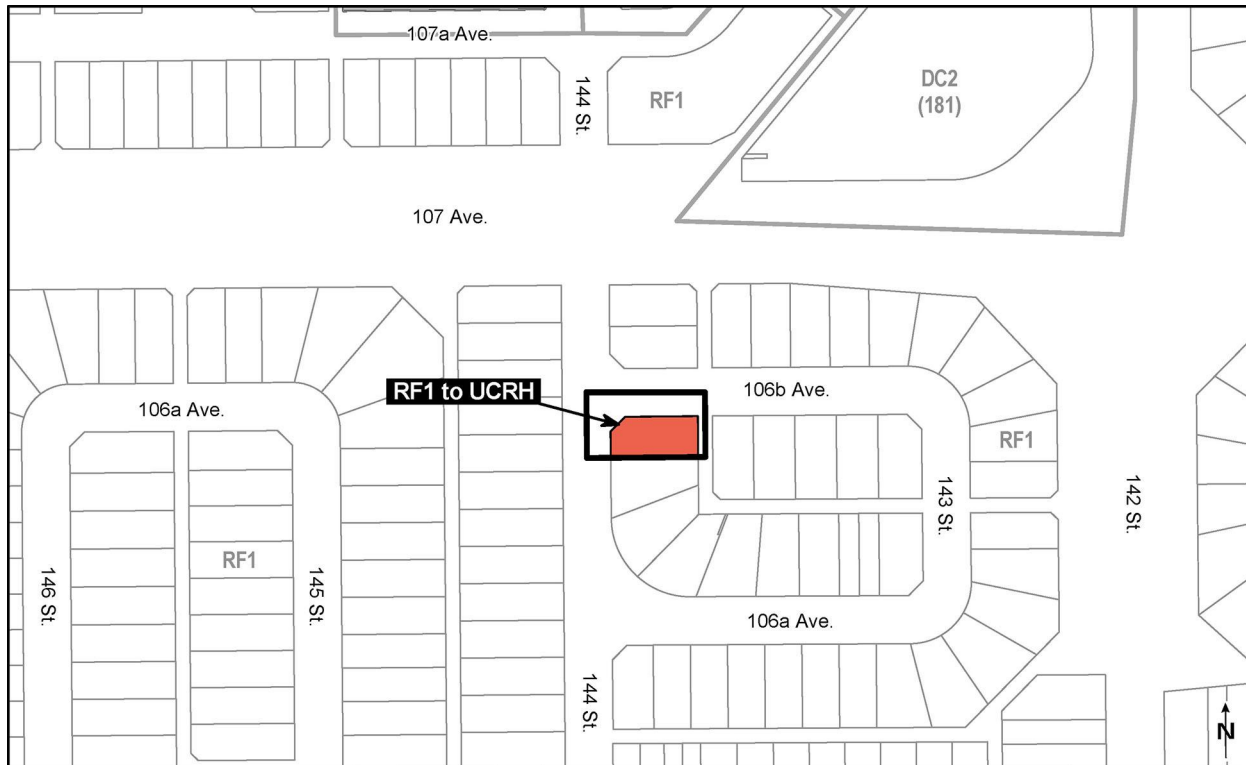


14327 106b Avenue NW

To allow for medium density ground-oriented Multi-unit Housing



Recommendation: That Charter Bylaw 20154 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (UCRH) Urban Character Row Housing Zone be **APPROVED**.

Administration **SUPPORTS** this application because:

- It provides the opportunity for increased density and housing diversity in the Grovenor neighbourhood.
- It is located on the north end of the block, mitigating sun shadow impacts from the increased building height.
- It aligns with the direction to increase density along Secondary Corridors as identified in the City Plan.

Application Summary

CHARTER BYLAW 20154 will amend the Zoning Bylaw, as it applies to the subject site, from the (RF1) Single Detached Residential Zone to the (UCRH) Urban Character Row Housing Zone. The purpose of the proposed (UCRH) Zone is to provide for medium density ground-oriented Multi-unit Housing.

This land use amendment application was submitted by Situate Inc on March 10, 2022, for the UCRH zone, which allows for a larger building size and greater density on this particular site when compared to other small scale residential zones that permit row housing.

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 it proposed a standard residential zone in general alignment with similar applications.

The Basic Approach included the following techniques:

Advance Notice, April 22, 2021

- Number of recipients: 31
- Number of responses with concerns: 23

Applicant-lead Community Meeting, May 18, 2022

- Number of attendees: 19

Comments and concerns raised:

- This small lot will be unable to accommodate sufficient on-site parking leading to increased competition for on-street spaces. In addition, the rear lane is too small for vehicles to properly maneuver.
- Increased density in the area will result in greater traffic congestion.
- The smaller setbacks of the UCRH Zone will result in a building footprint that does not fit with the character of existing homes and will significantly stand out.
- The height permitted under the UCRH is significantly taller than the height of nearby buildings. This will create massing issues for surrounding properties.

- Redevelopment will result in a loss of mature on-site trees, which are prized by children in the neighbourhood.
- Requiring vehicular access from the rear lane will create nuisance conditions for abutting properties.
- As a standard zone, there are no assurances of what the final product will look like. Additionally, the property could be sold to a new developer once the rezoning was approved.
- A Secondary Corridor is not contiguous nor consistent for its entire length. As such, there is some doubt that the boundaries of the 107 Avenue Secondary Corridor would apply to this property.
- The neighbourhood supports redevelopment and increased density to boost local schools while increasing affordable housing in the community. However, this can be more appropriately achieved through the RF3 Zone as the Mature Neighbourhood Overlay would ensure that future buildings remain compatible with existing homes.
- Application is proceeding to a Public Hearing too quickly and should have been delayed to allow more time for a response.

Webpage

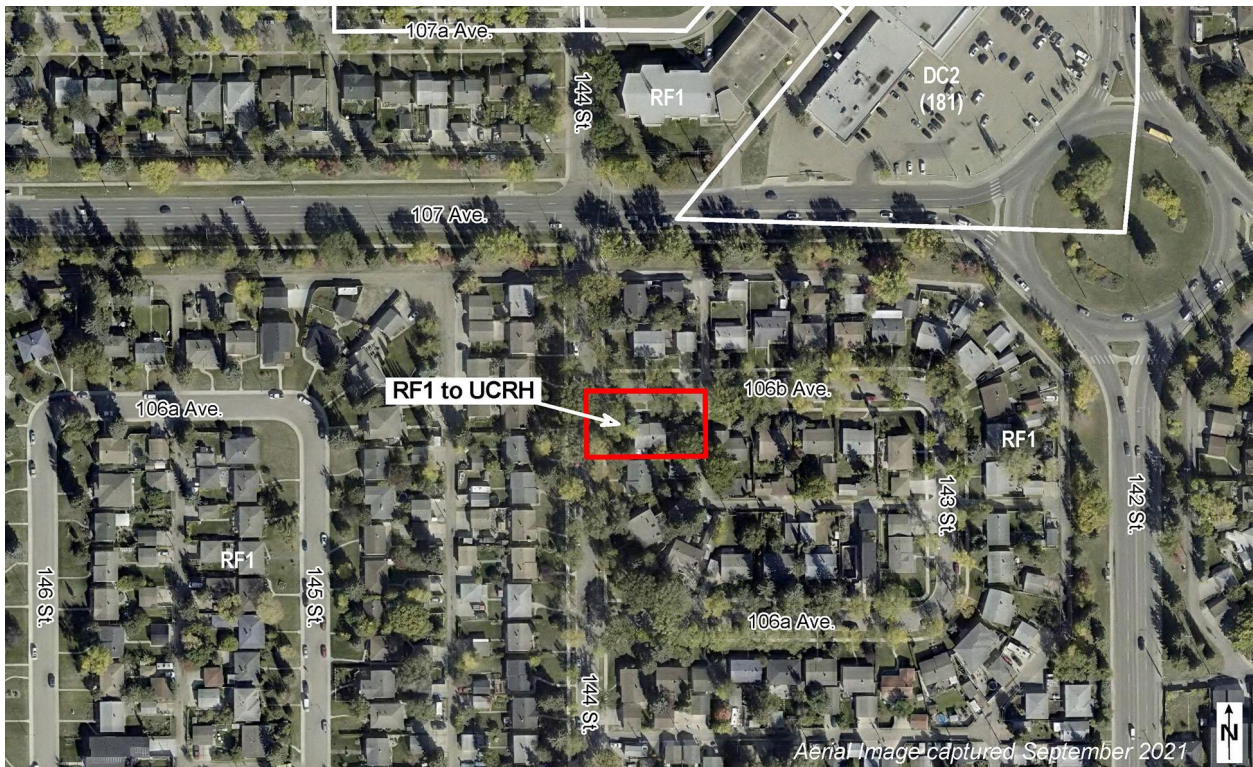
- edmonton.ca/grovenorplanningapplications

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

Site and Surrounding Area

This 605 square meter site is a corner lot located within the interior northeast portion of the Grovenor neighbourhood. The property is one block south of 107 Avenue, an arterial road that supports frequent bus service with the nearest stop being a roughly 100 metre walking distance away. Commercial and institutional amenities are located nearby, north of 107 Avenue.

The surrounding area is zoned (RF1) Single Detached Residential Zone and developed as one story single detached housing, a building type that represents 75% of available housing stock in the Grovenor neighbourhood (2016 Federal Census). This application represents the first proposed rezoning in the community north of 106 Avenue and would allow for additional infill opportunities.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF1) Single Detached Residential Zone	Single Detached House
CONTEXT		
North	(RF1) Single Detached Residential Zone	Single Detached House
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 southeast from 144 Street NW (Google Street View, August 2015)



View of the site looking northwest from 144 Street NW (Google Street View, August 2015)

Planning Analysis

The purpose of the UCRH zone is to provide for medium density ground-oriented Multi-unit Housing in a manner that is characteristic of urban settings and can include more intensive development with smaller yards and greater height, allowing for a larger building than would be permitted by other similar zones. The subject property's proximity to the 107 Avenue Secondary Corridor supports this increase in building footprint to enable a moderate rise in density.

The UCRH zone is not subject to the MNO and would, in general, allow a larger building in most respects when compared to the current RF1 zone or the more frequently used RF3 zone that enables row house development. This includes an increase in the maximum building height, reduced rear and front setback, and higher site coverage. This has the potential to result in a larger built form than what exists in the surrounding area and may appear out of context with the majority of the surrounding homes which have been constructed in the 1950's and consist of one storey single family homes with smaller building footprints. However, the UCRH Zone contains regulations that ensure development is sensitive to the surrounding context, including requiring larger side setbacks, or a stepback, when a building exceeds the height permitted under the MNO. Further, the site's corner location on the north end of the block mitigates impacts from a larger structure.

The UCRH Zone is intended as a transition zone between low and higher density housing. The City Plan anticipates higher levels of density being developed north of the subject site and, if approved, the UCRH would represent a transition to this planned future higher density development. However, until such a time that the areas directly adjacent to 107 Avenue develop into higher density, the UCRH would be the highest density zone in the immediate area. Administration's recommendation reflects the influence of a Secondary Corridor, where larger massing in the form of low to medium rise buildings are encouraged. The street oriented design, and approximately three and a half story height, of the UCRH is comparable to the low-rise building forms seen in Secondary Corridors while helping address Edmonton's 'missing middle' by adding family oriented variety to the infill housing market.

Zoning Comparison Summary

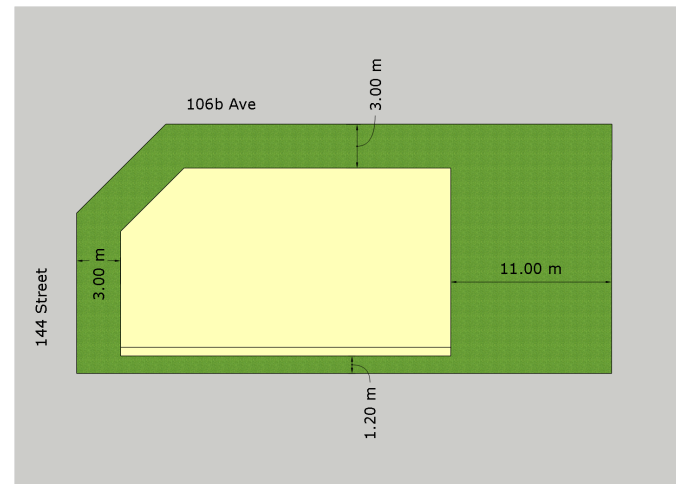
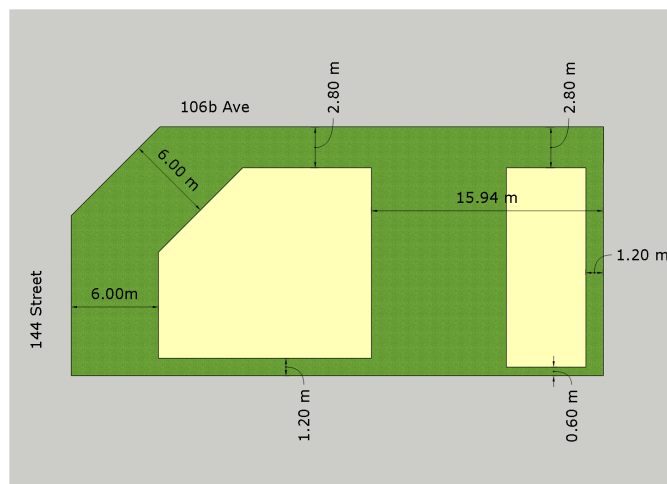
	RF1 + MNO Current	RF3 + MNO Comparable	UCRH Proposed
Principal Building	Single Detached Housing Duplex Housing Semi-detached Housing	Multi-Unit Housing	Multi-Unit Housing
Maximum Height	8.9 m	8.9 m	12.0 m
Front Setback Range (144 Street)	6.0 m	6.0 m	3.0m - 6.0m
Minimum Interior Side Setback	1.2 m	3.0 m	3.0 m or 1.2m for the first two storeys up to 8.9 m in height plus 1.8 m stepback above two storeys or above 8.9 m in height
Minimum Flanking Side Setback (106 Avenue)	2.8 m	2.0 m	3.0 m

Minimum Rear Setback (Lane)	14.7 m (40% of Site Depth)	14.7 m (40% of Site Depth)	11.0 m (30% of Site Depth)
Maximum Site Coverage	40% ¹	45%	50%
Maximum No Dwelling Units	Two (2) Principal Dwellings Two (2) Secondary Suites	Four (4) Principal Dwellings ² Four (4) Secondary Suites ³ Four (4) Garden Suites ³	Four (4) Principal Dwellings Four (4) Secondary Suites

POTENTIAL RF1 BUILDING ENVELOPE

POTENTIAL UCRH BUILDING ENVELOPE

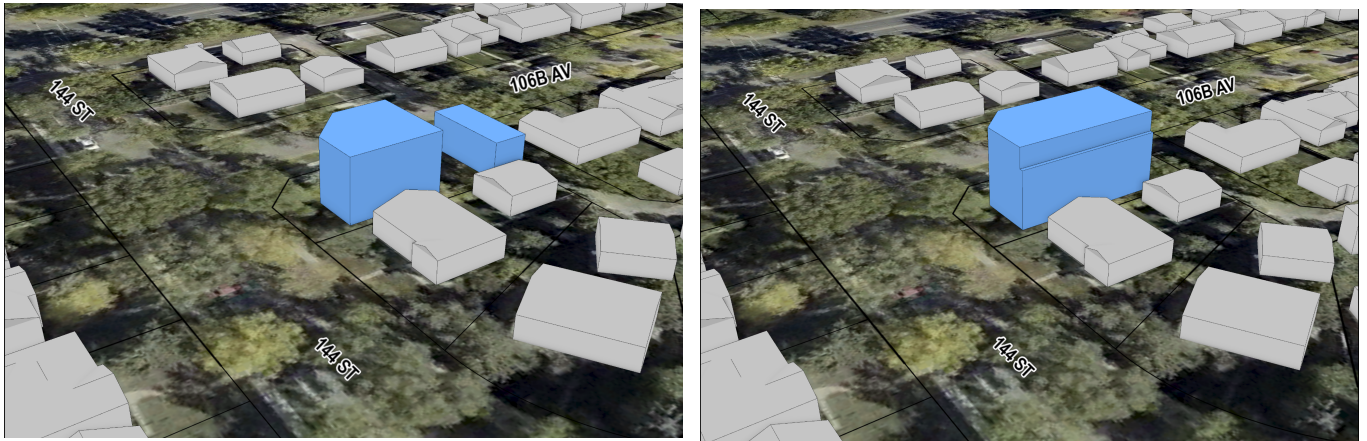
Top view



¹ A maximum Site Coverage of 40% would be applicable to each subdivided lot

² 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.

3D view



Plans in Effect

THE CITY PLAN

The proposed rezoning aligns with the goals and policies of The City Plan, which encourages increased density at a variety of scales, densities and designs. The application helps to achieve the goal of 50% of new units added through infill city wide.

The site is on a corner and one block south of 107 Avenue - a secondary corridor. Secondary corridors are intended to be one to three blocks wide with a primarily residential character. While the surrounding building forms are not developed to the extent that secondary corridor density targets are intended, Multi-unit Housing in the form of row housing is considered an appropriate increase in density for this site.

Technical Review

Transportation

The area roadways are able to accommodate the additional vehicular traffic generated by the proposed development. Vehicular access for future development will be from the adjacent lane; site access will be reviewed in detail at the development permit stage.

On June 23, 2020, City Council approved Open Option Parking, which provides developers' flexibility to choose the amount of parking that they feel is appropriate for their projects. The parking provision for this project will accordingly be determined at the development permit stage.

Drainage

Development allowed under the proposed zone would not have a significant impact on existing drainage infrastructure.

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.

Edmonton Fire Rescue Services have reviewed the existing on-street fire protection features for the site and found it to be reasonably compliant. Further evaluation will be undertaken at the Development Permit stage to ensure fire flows remain adequate.

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:	20154
Location:	South of 106b Avenue NW and east of 144 Street NW
Address(es):	14327 106b Avenue NW
Legal Description(s):	Lot 1, Block 1, Plan 459KS
Site Area:	605.6 metres square
Neighbourhood:	Grovenor
Ward:	Nakota Isga
Notified Community Organization(s):	Grovenor Community League
Applicant:	Situate Inc.

Planning Framework

Current Zone(s) and Overlay(s):	(RF1) Single Detached Residential Zone (MNO) Mature Neighbourhood Overlay
Proposed Zone(s) and Overlay(s):	(UCRH) Urban Character Row House
Plan(s) in Effect:	None
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Jordan McArthur
Tim Ford
Development Services
Planning Coordination