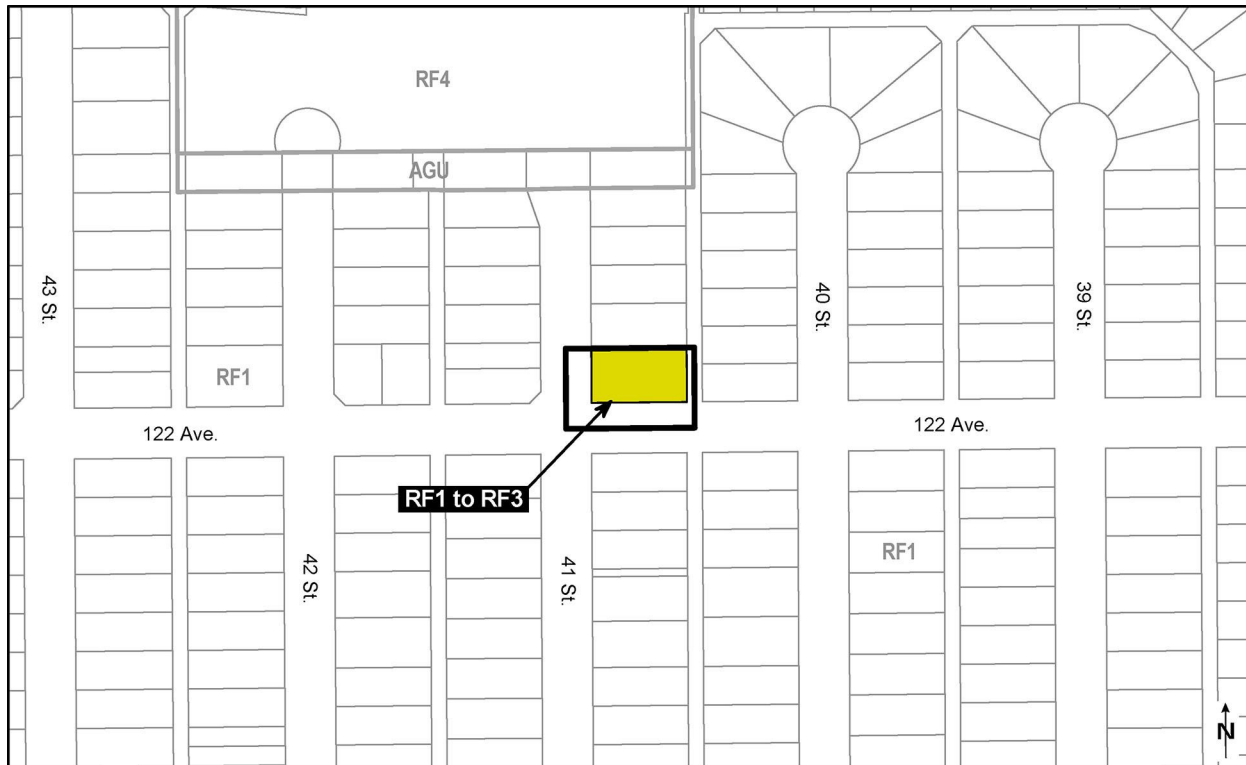


12201 - 41 Street NW

To allow for small scale infill development.



Recommendation: That Charter Bylaw 20142 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 provides the opportunity for housing diversity in the Bergman neighbourhood on a corner lot, where row housing is an appropriate and compatible form of development.
- It provides sensitive transitions and setbacks to adjacent properties.

Application Summary

CHARTER BYLAW 20142 will amend the Zoning Bylaw, as it applies to the subject site, from the (RF1) Single Detached Residential Zone to the (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, Semi-detached and Multi-unit Housing.

This land use amendment application was submitted by Amandeep Singh Gumber on March 08, 2022. This rezoning would increase the potential number of principal dwellings on the site to five, depending on the future building design. As a corner lot, 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 it proposed a standard zone of the same category in the Zoning Bylaw.

The Basic Approach included the following techniques:

Advance Notice, April 22, 2022

- Number of recipients: 34
- Number of responses with concerns: 6
- Number of responses in support: 1

Webpage

- edmonton.ca/bergmanplanningapplications

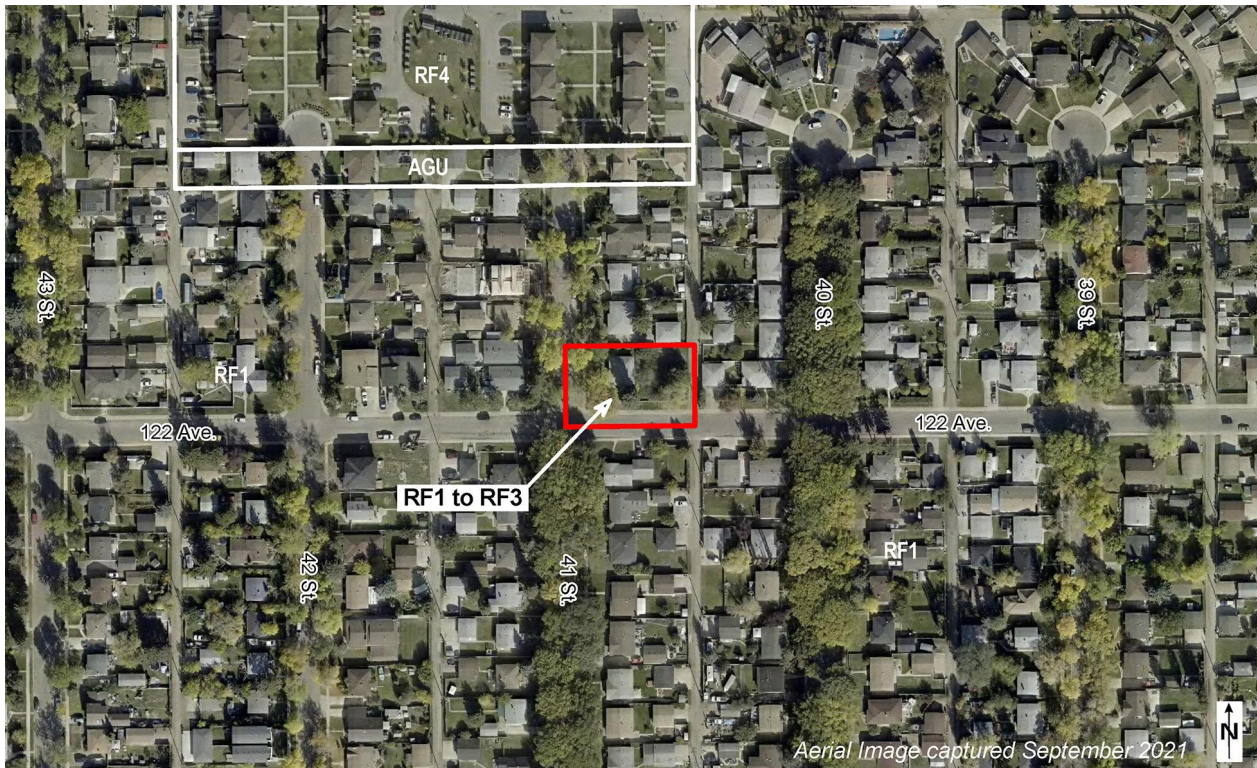
Comments and concerns raised:

- This site is an inappropriate location for row housing, especially since 41 Street NW is a dead end street.
- The development will be unable to provide sufficient parking for residents.
- The rear laneway is in poor condition and increased traffic will exacerbate this issue.
- The infrastructure in the area will be insufficient to accommodate the increase in residents.
- New development will replace run down housing and support housing affordability in the community.

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

Site and Surrounding Area

This rezoning application consists of one corner lot, at the intersection of two quiet roads, 122 Avenue and 41 Street. Located along the southern edge of the Bergman neighbourhood, this 812 square metre site is surrounded on all sides by small-scale residential development in the form of single detached housing, a building type that represents 85 per cent of available choice in the community (2016 Federal Census).



Aeria 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 northeast from 122 Avenue NW (Google Street View, June 2014)



View of the site looking east from 141 Street NW (Google Street View, June 2014)

Planning Analysis

Land Use Compatibility

The subject site is a larger corner lot within a mature neighbourhood. The proposed RF3 Zone remains subject to the Mature Neighbourhood Overlay (MNO) which is designed to ensure that infill development is sensitive to surrounding homes. The regulations of the proposed 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, reducing impacts on the adjacent property.

This location is considered appropriate for the gentle increase in density permitted by the RF3 Zone. The proposed zoning allows for additional housing choice while the regulations of the Zoning Bylaw ensures development will be sensitive to the surrounding small-scale residential dwellings.

RF1 & RF3 Comparison Summary

	RF1 + MNO Current	RF3 + MNO Proposed
Principal Building	Single Detached Housing Duplex Housing Semi-detached Housing	Multi-Unit Housing
Maximum Height	8.9 m	8.9 m
Front Setback Range (41 Street)	Determined based on adjacent front setback.	Determined based on adjacent front setback.
Minimum Interior Side Setback	1.2 m	3.0 m
Minimum Flanking Side Setback (122 Avenue)	1.2 m	2.0 m
Minimum Rear Setback (Lane)	15.1 m (40% of Site Depth)	15.1 m (40% of Site Depth)
Maximum Site Coverage	40% ¹	45%
Maximum No Dwelling Units	Two (2) Principal Dwellings ² Two (2) Secondary Suites ² Two (2) Garden Suites ²	Five (5) Principal Dwellings ³ Five (5) Secondary Suites ³ Five (5) Garden Suites ³

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

² 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.

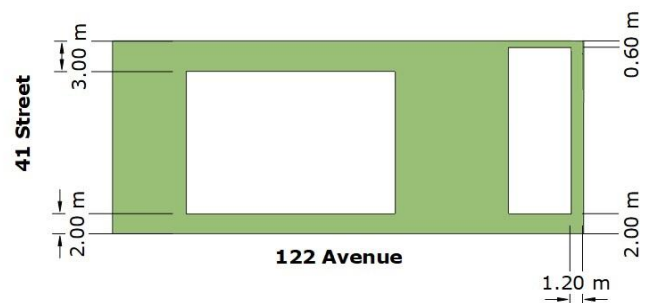
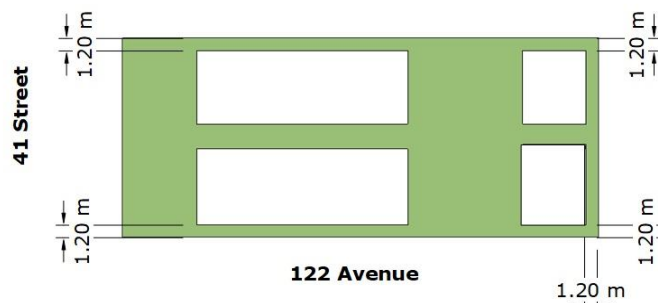
³ Secondary Suites and Garden Suites are allowed with each existing principal dwelling, the likelihood of these suites diminishes as the number of principal dwellings increase.

	RF1 + MNO: Current		RF3 + MNO: Proposed	
Accessory Building	Garden 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	2.0 m	2.0 m
Minimum Rear Setback	1.2 m	1.2 m	1.2 m	1.2 m

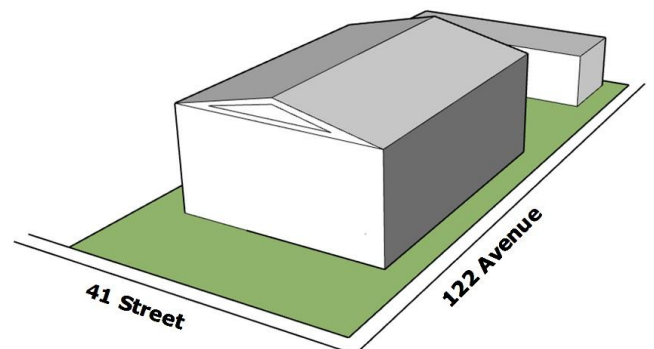
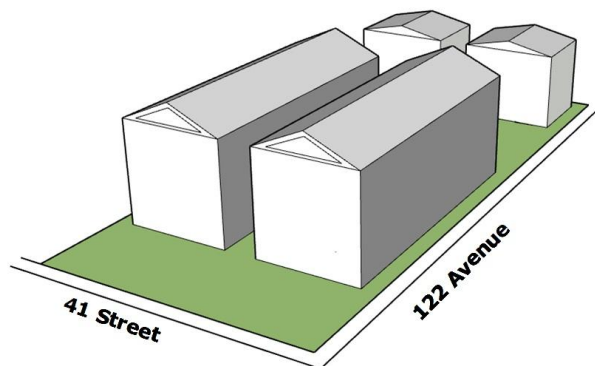
POTENTIAL RF1 BUILT FORM

POTENTIAL RF3 BUILT FORM

Top view



3D view



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 Bergman 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.

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.

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:	20142
Location:	North of 122 Avenue NW and east of 41 Street NW
Address(es):	12201 - 41 Street NW
Legal Description(s):	Lot 1, Block 6, Plan 5347HW
Site Area:	812.7 Square Metres
Neighbourhood:	Bergman
Ward:	Métis Ward
Notified Community Organization(s):	Beacon Heights Community League
Applicant:	Amandeep Singh Gumber

Planning Framework

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

Written By:
Approved By:
Branch:
Section:

Jordan McArthur
Tim Ford
Development Services
Planning Coordination