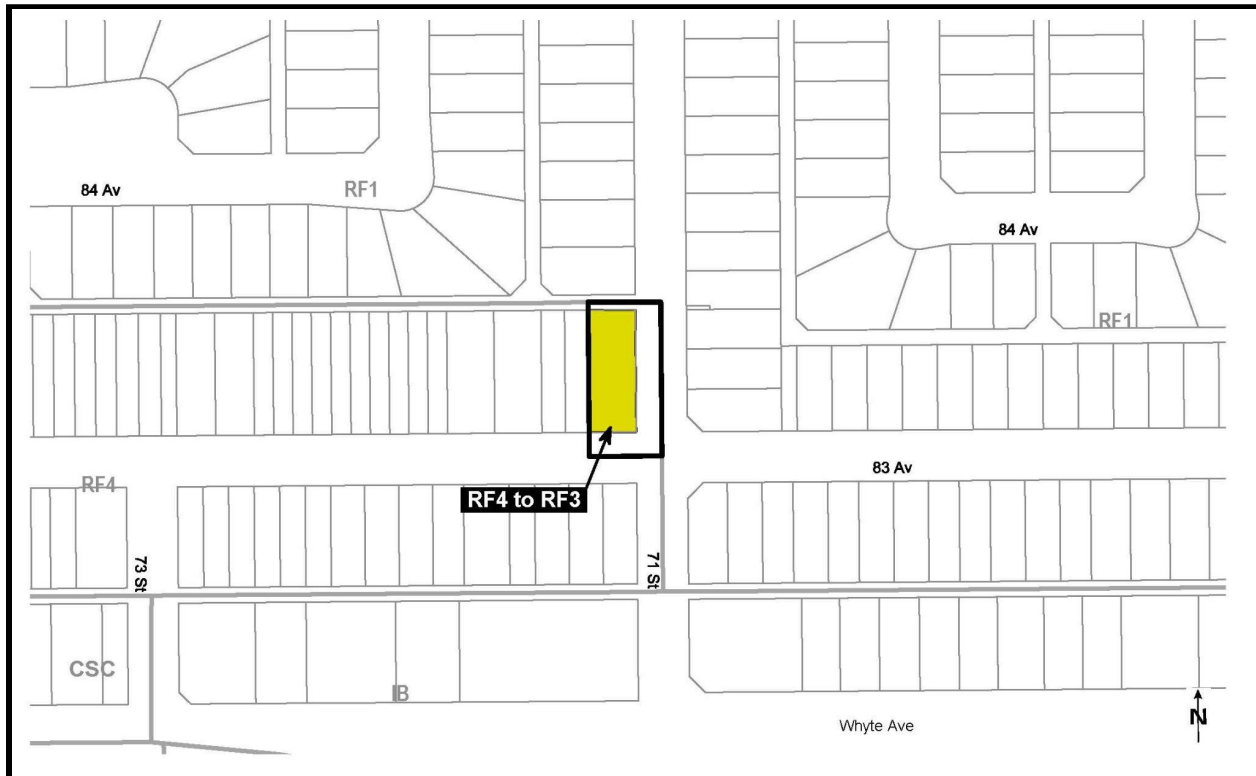


7102 - 83 Avenue NW

To allow for small scale infill development.



Recommendation: That Charter Bylaw 20166 to amend the Zoning Bylaw from (RF4) Semi-detached Residential Zone to (RF3) Small Scale Infill Development Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Provides the opportunity for increased housing diversity in the Kenilworth 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 20166 will amend the Zoning Bylaw, as it applies to the subject site, from (RF4) Semi-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, Semi-detached and Multi-unit Housing.

This land use amendment application was submitted by Divine & David Inc on April 10, 2022. Given the large lot size, this rezoning would increase the potential number of principal dwellings allowed on the site to five, 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 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, April 22, 2022

- Number of recipients: 32
- Number of responses with concerns: 0
- Number of responses in support: 1

Webpage

- edmonton.ca/kenilworthplanningapplications

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

Site and Surrounding Area

The subject site is approximately 896 square metres in area, located on a corner lot abutting two quiet roads within the southern interior of Kenilworth. Vehicular access is through the rear lane north of the site and would remain so after redevelopment. The property is one block north of 82 Avenue, an arterial road bordering the neighbourhood. On Demand transit service is available with the nearest access being at 86 Avenue and 71 Street. The property also enjoys close proximity to both educational and recreational facilities found roughly 300 metres to the east and some commercial amenities to the southwest.

The surrounding area is generally developed as a mix of Single Detached and Semi-detached Housing which respectively, represent 77 and 9 percent of the available housing stock. Meanwhile, there is no row housing in the community (2016 Federal Census).



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF4) Semi-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	(RF4) Semi-detached Residential Zone	Semi-detached House
West	(RF4) Semi-detached Residential Zone	Single Detached House



View of the site looking north from 83 Avenue NW (Google Street View, June 2014)



View of the site looking west from 71 Street NW (Google Street View, October 2020)

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 RF4 Zone. Vehicular access, 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 RF4 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.

RF4 & RF3 Comparison Summary

	RF4 + MNO Current	RF3 + MNO Proposed
Principal Building	Duplex Housing Semi-detached Housing Single Detached Housing	Multi-Unit Housing
Maximum Height	8.9 m	8.9 m
Front Setback Range (83 Avenue)	5.6 m - 6.0 m	5.6 m - 6.0 m
Minimum Interior Side Setback	1.2 m	3.0 m
Minimum Flanking Side Setback (71 Street)	1.2 m	2.0 m
Minimum Rear Setback (Lane)	19.3 m (40% of Site Depth)	19.3 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 OR Two (2) Garden Suites ²	Five (5) Principal Dwellings ³ Five (5) Secondary Suites ³ Five (5) Garden Suites ³

	RF4 + 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

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 RF4. Semi-detached could be built without subdividing under RF4.

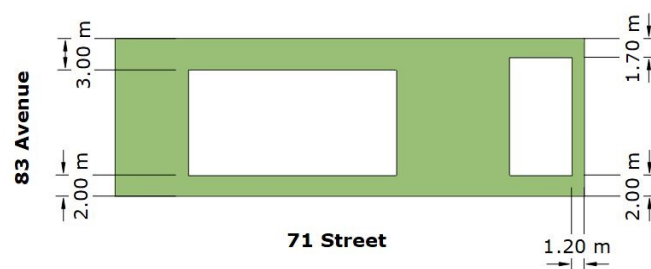
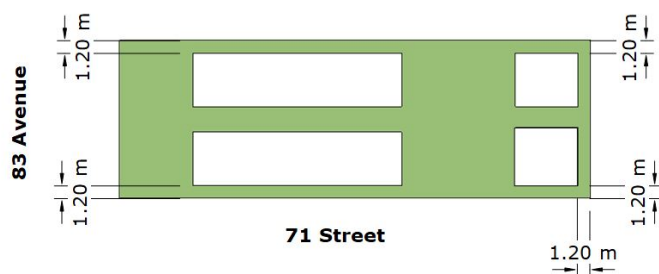
³ Secondary Suites and Garden Suites are allowed with each existing principal dwelling, the likelihood of these suites diminishes as the number of principal dwellings increase. The applicant's current intent for the redevelopment is for three (3) Principal Dwellings.

Minimum Interior Side Setback	1.2 m	0.6 m	1.7 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

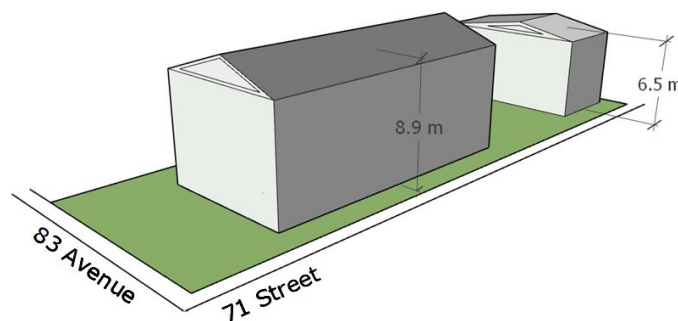
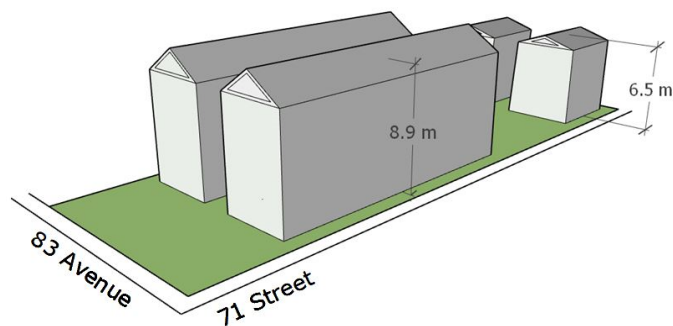
POTENTIAL RF4 BUILT FORM

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 an increase in dwelling units, and allowing for new housing types in the Kenilworth neighbourhood, this application helps achieve the goal of having 50% of new residential units added through infill city-wide.

Technical Review

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 with the municipal standards for firefighting. Upgrades to existing municipal on-street fire protection infrastructure is not required to support 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:	20166
Location:	North of 83 Avenue NW and west of 71 Street NW
Address(es):	7102 - 83 Avenue NW
Legal Description(s):	Lot 1, Block 30, Plan 4738HW
Site Area:	896.5 square metres
Neighbourhood:	Kenilworth
Ward:	Métis Ward
Notified Community Organization(s):	Kenilworth Community League
Applicant:	Divine & David Inc.

Planning Framework

Current Zone(s) and Overlay(s):	(RF4) Semi-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