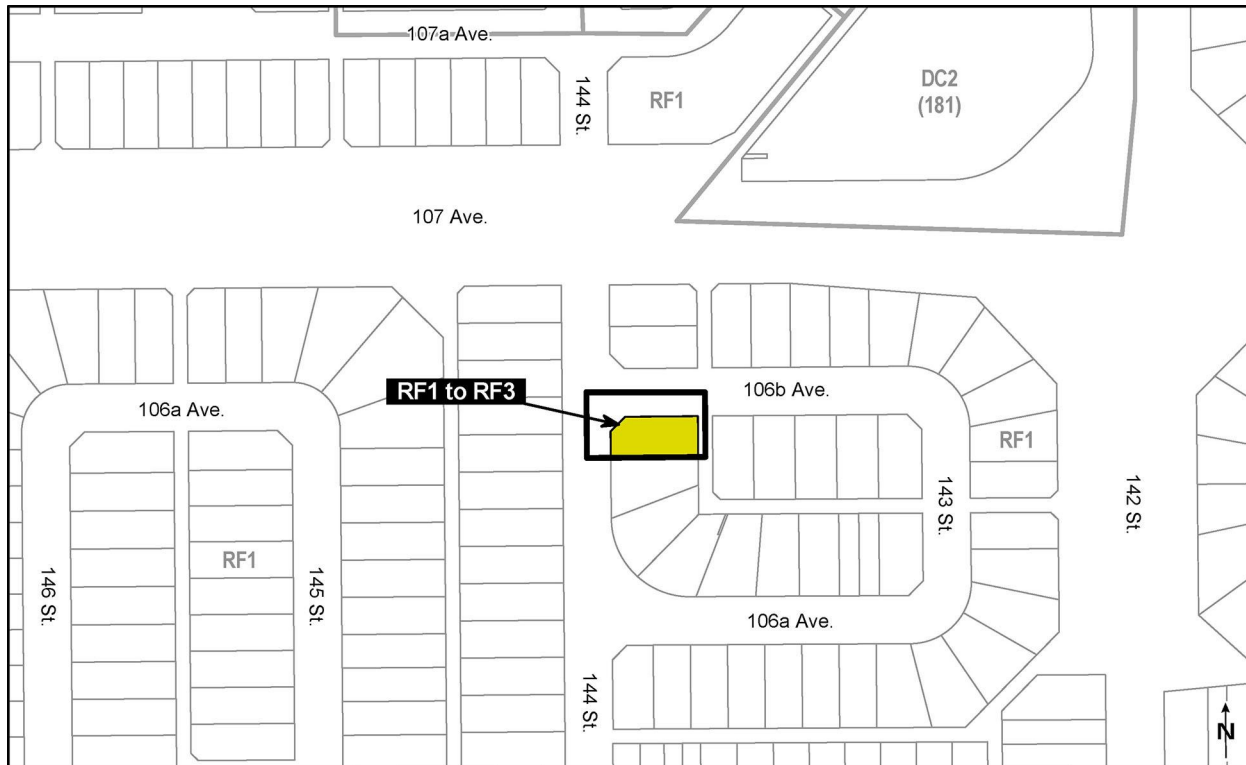


## 14327 106b Avenue NW

To allow for small scale infill development.



**Recommendation:** That Charter Bylaw 20154 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 increased density and housing diversity in the Grovenor neighbourhood.
- It is located 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 20154** 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, Duplex, Semi-detached and Multi-unit Housing.

This land use amendment application was originally submitted by Situate Inc on March 10, 2022, for the UCRH zone and brought forward for a decision by Council at the June 22, 2022 Public Hearing. In response, the following motion was made:

*That Charter Bylaw 20154 be referred back to Administration and return to the August 16, 2022 City Council Public Hearing with the RF3 Zone (Small Scale Infill Development Zone) for consideration.*

## 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
<b>SUBJECT SITE</b>	(RF1) Single Detached Residential Zone	Single Detached House
<b>CONTEXT</b>		
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 subject site is a corner lot surrounded on three of its four sides by road right-of-way. These roadways act as a buffer that helps to reduce the impacts from redevelopment of the property. As such, the primary focus is along the site's southern boundary where it shares a property line with a single detached house.

The regulations of the RF3 Zone 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. This increases the compatibility between the potential built form and the abutting small scale residential building.

For these reasons, the proposed rezoning is considered to be a gentle intensification while increasing housing choice in the neighbourhood by permitting building types that remain under-represented in the Grovenor community, particularly north of 106 Avenue NW.

## Zoning 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> (144 Street)	6.0 m	6.0 m
<b>Minimum Interior Side Setback</b>	1.2 m	3.0 m
<b>Minimum Flanking Side Setback</b> (106 Avenue)	2.8 m	2.0 m
<b>Minimum Rear Setback</b> (Lane)	14.7 m (40% of Site Depth)	14.7 m (40% of Site Depth)
<b>Maximum Site Coverage</b>	40%	45%
<b>Expected Maximum No Dwelling Units</b>	Two (2) Principal Dwellings Two (2) Secondary Suites	Four (4) Principal Dwellings Four (4) Secondary Suites <sup>1</sup> One (1) Garden Suite

	<b>RF1 + MNO: Current</b>		<b>RF3 + MNO: Proposed</b>	
<b>Accessory Building</b>	Garden Suite	Detached Garage	Garden Suite	Detached Garage
<b>Maximum Height</b>	6.5 m	4.3 m	6.5 m	4.3 m

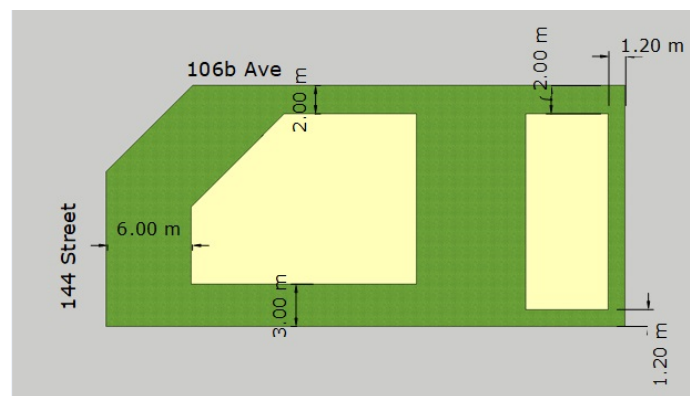
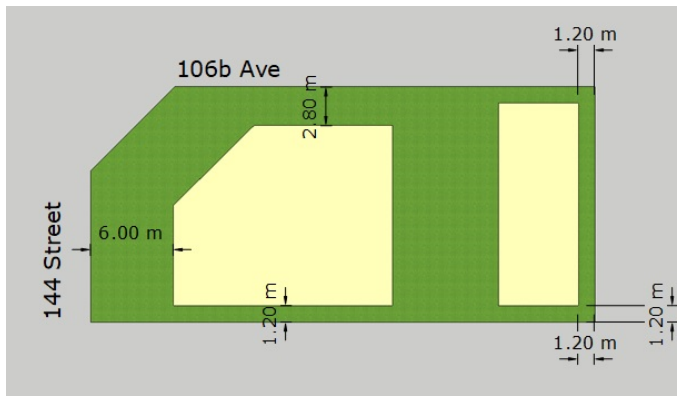
<sup>1</sup> One Secondary Suite and Garden Suite may be developed together with each principal dwelling; however, the probability of multiple Garden Suites is reduced as the number of principal dwellings is increased.

<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	2.8 m	2.0 m	2.0 m
<b>Minimum Rear Setback</b>	1.2 m	1.2 m	1.2 m	1.2 m

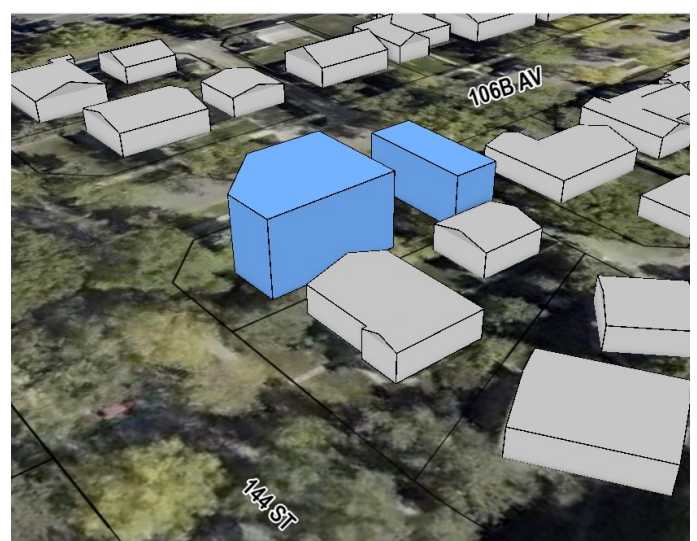
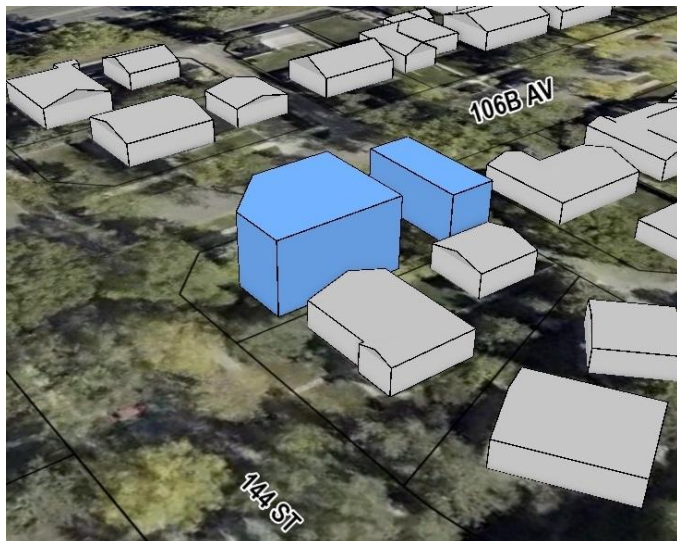
#### POTENTIAL RF1 BUILDING ENVELOPE

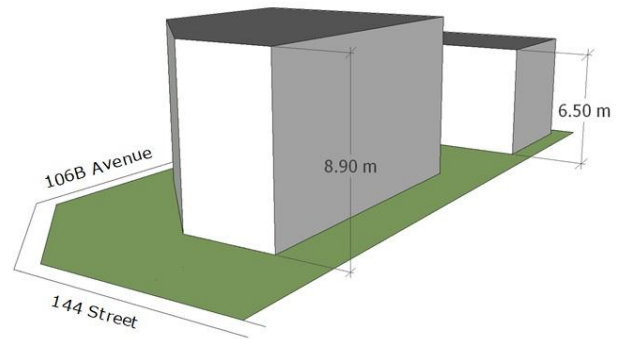
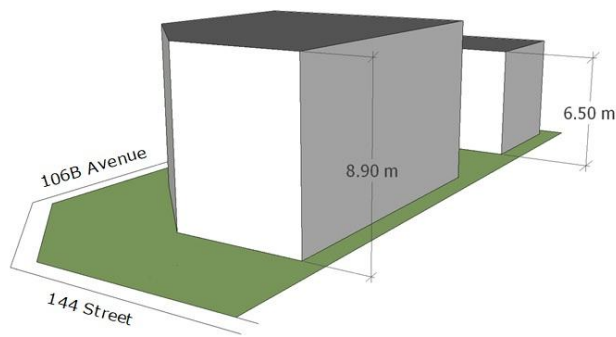
#### POTENTIAL RF3 BUILDING ENVELOPE

##### Top view



##### 3D view





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## 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. By enabling a minimal increase in dwelling units, and allowing for building types that are underrepresented in the Grovenor community, this application helps achieve the goal of having 50% of new residential units added through infill city-wide.

## 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

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

### 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

Written By:  
Approved By:  
Branch:  
Section:

Jordan McArthur  
Tim Ford  
Development Services  
Planning Coordination