

# Administration Report Forest Heights

Edmonton

## 9810 79 Street NW

To allow for small Scale infill development.



**Recommendation:** That Charter Bylaw 20207 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 density and housing diversity in the Forest Heights neighbourhood
- Is located on a corner lot and at the edge of the neighbourhood
- Aligns with the infill objectives of the City Plan to achieve 50 percent of new net units through infill development

## Application Summary

**CHARTER BYLAW 20207** 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, to allow for a mix of small scale housing, such as Single Detached Housing, Semi-Detached Housing and Multi-unit Housing.

This application was submitted by Abuzer Delice and accepted on May 4, 2022.

The key difference between the existing RF4 Zone and the proposed RF3 Zone is the introduction of Multi-unit Housing as a permitted use. Multi-unit Housing in the form of row housing is considered a compatible form of development on corner sites, like this one. The Mature Neighbourhood Overlay will continue to apply to the proposed RF3 Zone and will limit the height to 8.9 metres and require a front setback in general conformance with abutting properties.

This proposal is in alignment with the goals and policies of The City Plan to accommodate all future growth for the next 1 million people. To achieve this, 50% of all 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 the application proposes a standard zone that allows for a similar building scale to the existing zoning and is consistent with the objectives of the The City Plan.

The Basic Approach included the following techniques:

**Advance Notice**, May 25, 2022

- Number of recipients: 22
- Number of responses with concerns: 3

### Webpage

- [edmonton.ca/forestheightsplanningapplications](http://edmonton.ca/forestheightsplanningapplications)

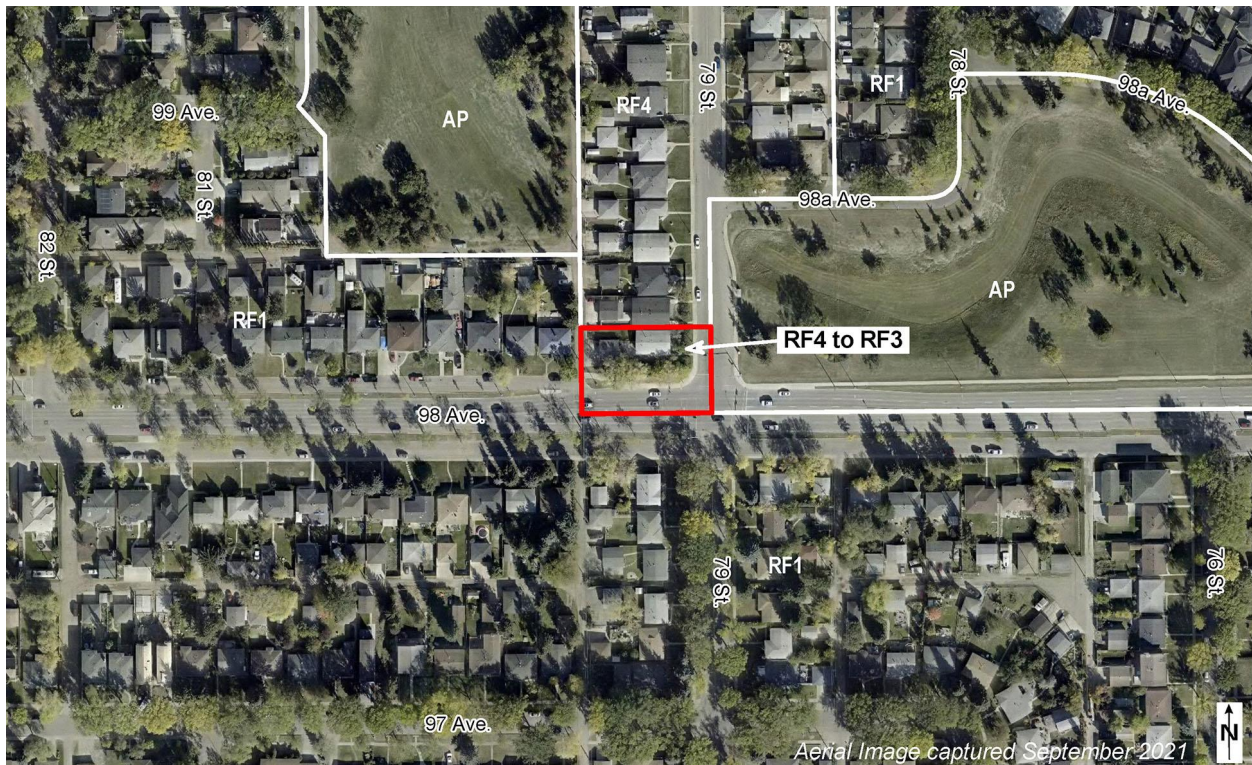
### Common comments heard throughout the various methods include:

- The proposed development will facilitate multi-family housing on the property which will reduce privacy.
- There are existing parking issues on the service road along 98 Avenue and the back alley. The proposed development will contribute to existing parking congestion.
- Two skinny duplexes are an appropriate development on the subject property.

## Site and Surrounding Area

The subject property is approximately 717 m<sup>2</sup>, located at the intersection of 98 Avenue and 79 Street NW within the Forest Heights neighbourhood. The subject property is surrounded by small-scale residential development, predominantly single detached dwellings with an exception on the east side of the property, which is bounded by open space (Mike Finland Park).

The site is well connected to alternative modes of transportation such as bus service along 79 street, 98 Avenue and bike lane along 79 street.



*Aerial view of application area*

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(RF4) Semi-detached Residential Zone	Single Detached House
<b>CONTEXT</b>		
North	(RF4) Semi-detached Residential Zone	Single Detached House
East	(AP) Public Parks Zone	Mike Finland Park
South	(RF1) Single Detached Residential Zone	Single Detached House
West	(RF1) Single Detached Residential Zone	Single Detached House





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*View of the site looking west from 79 Street NW*



*View of the site looking north from 98 Avenue NW*

## **Planning Analysis**

### **Land Use Compatibility**

The key difference between the existing RF4 Zone and the proposed RF3 Zone is the introduction of Multi-unit Housing as a permitted use. The differences between both zones are provided in the table below. The Mature Neighbourhood (MNO) will continue to apply to the proposed RF3 Zone and limits the height of any future development on the subject property to 8.9 metres and requires a front setback in general conformance with abutting properties. The RF3 Zone, in conjunction with MNO, allows the multi-unit housing to sensitively integrate into the existing development in the neighbourhood.

## RF4 & RF3 Comparison Summary

	RF4 + MNO Current	RF3 + MNO Proposed
<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> (79 Street)	4.5 m - 7.5 m	6.0 m
<b>Minimum Interior Side Setback</b>	1.2 m	3.0 m
<b>Minimum Flanking Side Setback</b> (98 Avenue)	1.2 m	2.0 m
<b>Minimum Rear Setback</b> (Lane)	16.2 m (40% of Site Depth)	16.2 m (40% of Site Depth)
<b>Maximum Site Coverage</b>	40% <sup>1</sup>	45%
<b>Maximum No Dwelling Units</b>	Two (2) Principal Dwellings <sup>2</sup> Two (2) Secondary Suites <sup>2</sup> Two (2) Garden Suites <sup>2</sup>	Four (4) Principal Dwellings <sup>3</sup> Four (4) Secondary Suites <sup>3</sup> Four (4) Garden Suites <sup>3</sup>

	RF4 + MNO: Current		RF3 + MNO: Proposed	
<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
<b>Minimum Interior Side Setback</b>	1.2 m	0.6 m	1.2 m	0.6 m

<sup>1</sup> A maximum Site Coverage of 40% would be applicable to each subdivided lot

<sup>2</sup> Lot Subdivision would be required to accommodate two Single Detached principal structures/dwellings under RF4. Semi-detached could be built without subdividing under RF4. Each principal dwelling could have a Secondary Suite and/or Garden Suite.

<sup>3</sup> 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.

<b>Minimum Flanking Side Setback</b>	1.2 m	1.2 m	2.0 m	2.0 m
<b>Minimum Rear Setback</b>	1.2 m	1.2 m	1.2 m	1.2 m

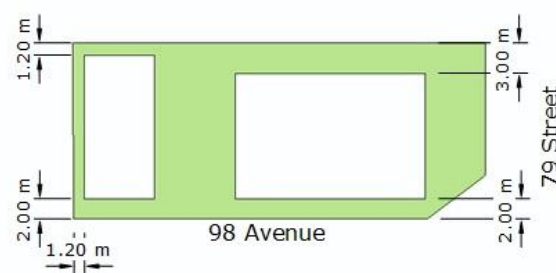
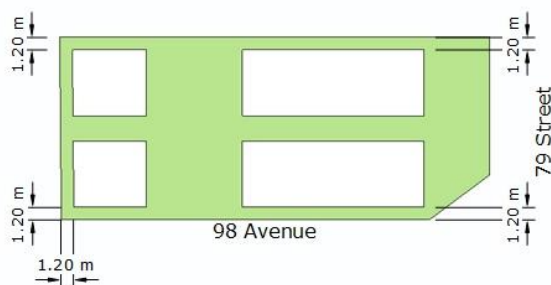
The rezoning to RF3 facilitates an increase in density and has other minor differences. The RF3 Zone in conjunction with MNO is sensitive to surrounding context as the built form is limited to 8.9 m in height and the interior side setback is increased to 3.0 m. It is also on a corner site, at the edge of the neighbourhood which is generally considered an appropriate location for additional density.

The site has convenient access to bike lanes and bus services that are within walking distance, providing future users of this site with alternative modes of transportation.

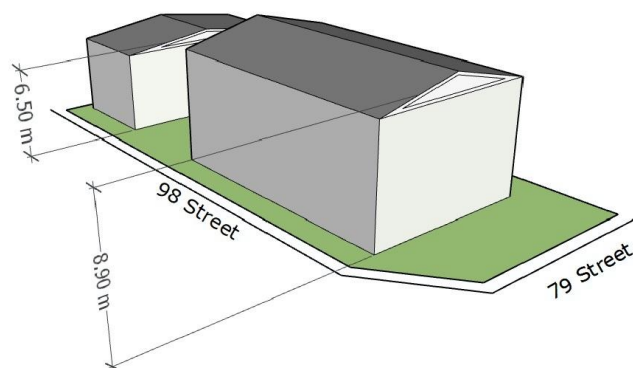
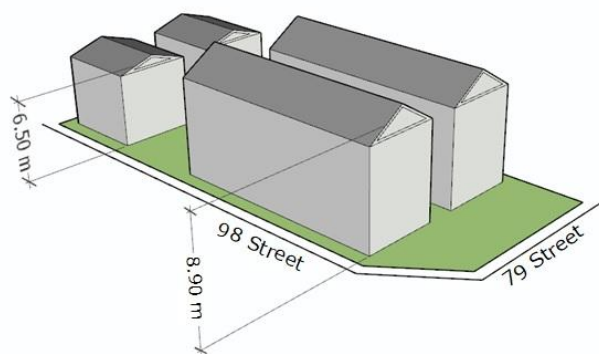
#### POTENTIAL RF4 BUILT FORM

#### POTENTIAL RF3 BUILT FORM

##### Top view



##### 3D view



## **The City Plan**

The proposed rezoning facilitates residential infill development and conforms to the direction outlined in the City Plan to achieve 50 percent of new units through infill. The proposed rezoning will provide a wider variety of housing options in the area with convenient access to amenities and alternative modes of transportation.

## **Technical Review**

### **Transportation**

Vehicular access shall be restricted to the rear lane in conformance with the MNO. Pursuant to the Edmonton Bike Plan, 79 Street NW is an existing District Connector Route.

### **Drainage**

Sanitary servicing can be provided from the combined sewer system in the surrounding area and is not expected to have a significant impact on the existing drainage infrastructure. Low Impact Development (LID) is recommended to accommodate storm servicing for development allowed under the proposed zone. Details of the LID will be reviewed at the Development Permit stage.

### **EPCOR Water**

Water service is available to this site from an existing 300mm water main within the rear lane. 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

<b>Application Type:</b>	Rezoning
<b>Charter Bylaw:</b>	20207
<b>Location:</b>	North of 98 Avenue NW and west of 79 Street NW
<b>Address:</b>	9810 - 79 Street NW
<b>Legal Description:</b>	Lots 33 & 34, Block 19, Plan 6061HW
<b>Site Area:</b>	717 m <sup>2</sup>
<b>Neighbourhood:</b>	Forest Heights
<b>Ward:</b>	Metis
<b>Notified Community Organization:</b>	Forest/Terrace Heights Community League
<b>Applicant:</b>	Abuzer Delice

### Planning Framework

<b>Current Zone and Overlay:</b>	(RF4) Semi-detached Residential Zone (MNO) Mature Neighbourhood Overlay
<b>Proposed Zone and Overlay:</b>	(RF3) Small Scale Infill Development Zone (MNO) Mature Neighbourhood Overlay
<b>Plan in Effect:</b>	None
<b>Historic Status:</b>	None

Written By:

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Development Services

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