

11064 - 117 Street NW

To allow for small scale infill development



Recommendation: That Bylaw 20195 to amend the Central McDougall/Queen Mary Park Area Redevelopment Plan and Charter Bylaw 20196 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 Queen Mary Park neighborhood on a corner lot, where row housing is an appropriate and compatible form of development; and
- it aligns with infill objectives of the City Plan by increasing density at an appropriate location near the 111 Avenue Primary Corridor.

Application Summary

This application was accepted on March 16, 2022, from Elizabeth and Laura Grajoszek.

BYLAW 20195 will amend Map 6 in the Central McDougall/Queen Mary Park Area Redevelopment Plan (ARP) from single family residential to row housing in order to reflect the proposed rezoning.

CHARTER BYLAW 20196 will amend the Zoning Bylaw, as it applies to the subject site, from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone for the purpose of accommodating small scale residential housing containing up to four dwellings under certain conditions, generally referred to as row housing.

This proposal aligns with the goals and policies of The City Plan to accommodate all future growth for an additional 1 million population within Edmonton's existing boundaries. To do this, 50% of 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 it proposes the use of standard zoning and had raised little response to advance notification.

Advance Notice, May 5, 2022

- Number of recipients: 25
- Number of responses with concerns: 2

Webpage

- edmonton.ca/queenmaryparkplanningapplications

Common comments heard throughout the various methods include:

- Concern that the row housing built form and scale are not compatible with the existing character of the neighbourhood as single detached housing which should be maintained.
- Basement and garden suites provide appropriate opportunities for increased density.
- Concern that the proposed rezoning will devalue existing properties.

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

Site and Surrounding Area

The subject site is approximately 701 square meters in area, located on a corner lot abutting one arterial and one local road within the northeast portion of the Queen Mary Park neighbourhood. Vehicular access is through the rear lane south of the site, and would remain so as per the Mature Neighbourhood Overlay. The property is adjacent to 111 Avenue, an arterial road and transit corridor bordering the neighborhood. The site is within 450 metre walking distance to the Queen Mary Park and Community League building which are located to the south on the southwest corner of 109 Avenue NW and 117 Street NW.

The surrounding area is generally developed with single detached housing, however there are properties dispersed throughout Queen Mary Park that allow for a variety of 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	(DC2.1008) Site Specific Development Control Provision	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 west from 117 Street NW



View of the site looking south from 111 Avenue NW

Planning Analysis

Land Use Compatibility

The subject property is a corner site, surrounded by roadways on three sides, and is located in a mature neighbourhood with good connectivity both locally and to the broader city networks.

The RF3 regulations which control the built form, in combination with the Mature Neighbourhood Overlay (MNO) regulations, are similar to the current RF1 zoning and this helps to ensure that low density infill developments, such as row housing, are sensitive to a site's surrounding context. The front and rear setback requirements under both zones are identical as well as their maximum allowable height at 8.9 meters. Interior setbacks under the RF3 zone provide additional separation than those of the RF1 zoning. Along the western boundary of the site, redevelopment of this property will require the applicant to adhere with a minimum 3.0 metre internal setback, whereas the RF1 zone requires only 1.2 metres.

Overall, the location of the property being a corner lot along with the regulation requirements of the Zoning Bylaw provide proper transitions to the rest of the blockface north of the site. This transition is considered appropriate based on this corner lot configuration.

RF1 & RF3 Comparison Summary

	RF1 + MNO Current	RF3 + MNO Proposed
Principal Building	Single Detached Housing	Multi-Unit Housing
Maximum Height	8.9 m	8.9 m
Minimum Front Setback (111 Avenue)	~6.0 m - 9.0 m	~6.0 m - 9.0 m
Minimum Interior Side Setback	1.2 m	3.0 m
Minimum Flanking Side Setback (117 Street)	1.2m	2.0 m - 3.1 m
Minimum Rear Setback (Lane)	18.8m (40% of Site Depth)	18.8m (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	Four (4) Principal Dwellings ³ Four (4) Secondary Suites ³ Four (4) Garden Suites ³

	RF1 + MNO: Current		RF3 + MNO: Proposed	
Accessory Building	Garden Suite	Detached Garage	Garden Suite	Detached Garage

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.

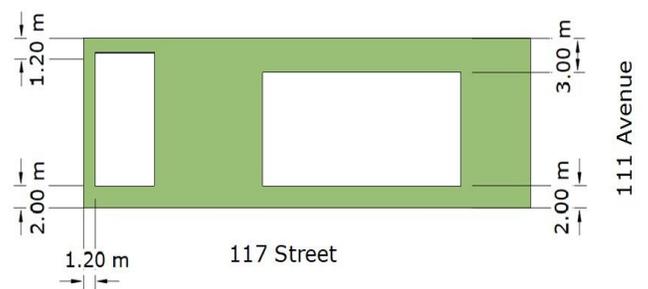
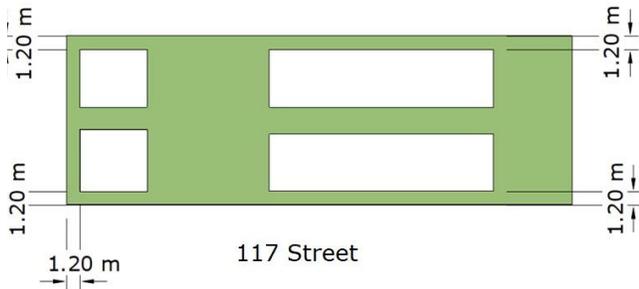
³ Secondary Suites and Garden Suites are allowed with each existing principal dwelling, the likelihood of these suites diminishes as the number of principal dwellings increase. The applicant's current intent for the redevelopment is for three (3) Principal Dwellings.

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	1.8 m	2.0 m	2.0 m
Minimum Rear Setback	1.2 m	1.2 m	1.2 m	1.2 m

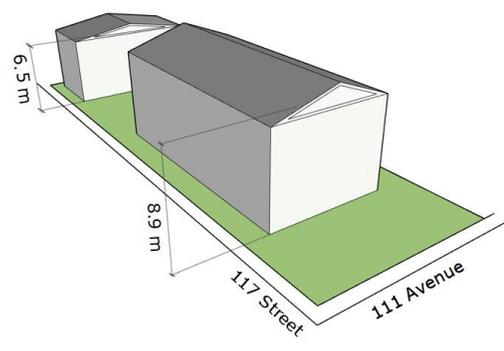
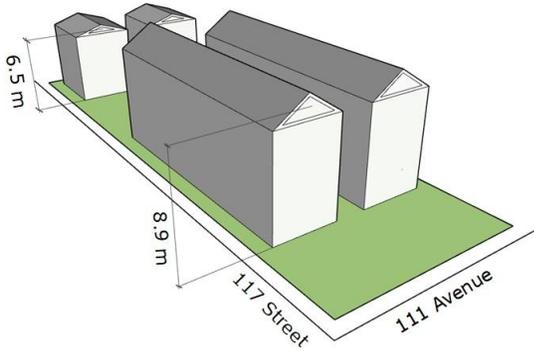
POTENTIAL RF1 BUILT FORM

POTENTIAL RF3 BUILT FORM

Top view



3D view



The City Plan

The proposed rezoning aligns with The City Plan targets of optimizing existing established neighbourhoods by adding 50% of new units added throughout infill areas such as Queen Mary Park. With goals to increase and diversify Edmonton’s housing supply, this application meets The City Plan policies which include enabling ongoing residential infill to occur at a variety of scales and densities within all parts of residential areas.

The site is situated along the 111 Avenue Primary Corridor, which is considered an appropriate location for increased density. As defined by The City Plan, Primary Corridors are envisioned to include a wide range of activities supported by mixed-use development and mass transit. The minimum density sought for Primary Corridors is a minimum of 150 people per hectare across these areas which are defined by 1 to 3 blocks wide and 5 blocks long. This project meets these minimum density targets by proposing 4 units designed for multiple occupants. Based on the average of 3 people per unit, the site may yield approximately 12 people for this 701 sqm site (exceeding the minimum population density at approximately 171 people per hectare).

Plans in Effect

The Central McDougall/Queen Mary Park Area Redevelopment Plan (ARP) applies to the Site. The site is designated as “Single Family Residential” within Map 6 - Queen Mary Park - Overall Plan Concept. In order to ensure the zoning aligns with the plan, Map 6 will be amended to label the site as “Row Housing”. Multi Unit Housing in the form of Row housing is an underrepresented building form and would still support the ARP’s goal of a well-balanced blend of housing options including those for families. RF3 zoning supports this use class while providing housing options that would allow for family oriented housing and increases the diversity in housing types for the Neighbourhood.

Technical Review

Transportation

With the redevelopment of the site, vehicular access shall only be granted from the rear alley in order to conform with the Zoning Bylaw regulations under the Mature Neighbourhood Overlay.

Drainage

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

EPCOR Water

A deficiency in on-street fire protection adjacent to the property was identified by EPCOR Water. A City Fire Protection Engineer was able to perform an Infill Fire Protection Assessment (IFPA) to analyze the potentially alter or lessen on-street fire protection infrastructure upgrades, assuming certain criteria are met. An IFPA was conducted for this application and determined that the existing water infrastructure provides sufficient capacity so no upgrades are required.

All other comments from affected City Departments and utility agencies have been addressed.

Appendices

1 Application Summary

Application Summary

Information

Application Type:	Plan Amendment and Rezoning
Bylaw and Charter Bylaw:	20195 and 20196
Location:	South of 111 Avenue NW and west of 117 Street NW
Address:	11064 - 117 Street NW
Legal Description:	Lot 300, Block 18, Plan 2674HW
Site Area:	701.4 m ²
Neighbourhood:	Queen Mary Park
Ward:	O-day/min
Notified Community Organizations:	Queen Mary Park Community League
Applicant:	Elizabeth Grajoszek and Laura Grajoszek

Planning Framework

Current Zone and Overlay:	(RF1) Single Detached Residential Zone (MNO) Mature Neighbourhood Overlay
Proposed Zone and Overlay:	(RF3) Small Scale Infill Development Zone (MNO) Mature Neighbourhood Overlay
Plans in Effect:	Central McDougall/Queen Mary Park Area Redevelopment Plan
Historic Status:	None

Written By:
 Approved By:
 Branch:
 Section:

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