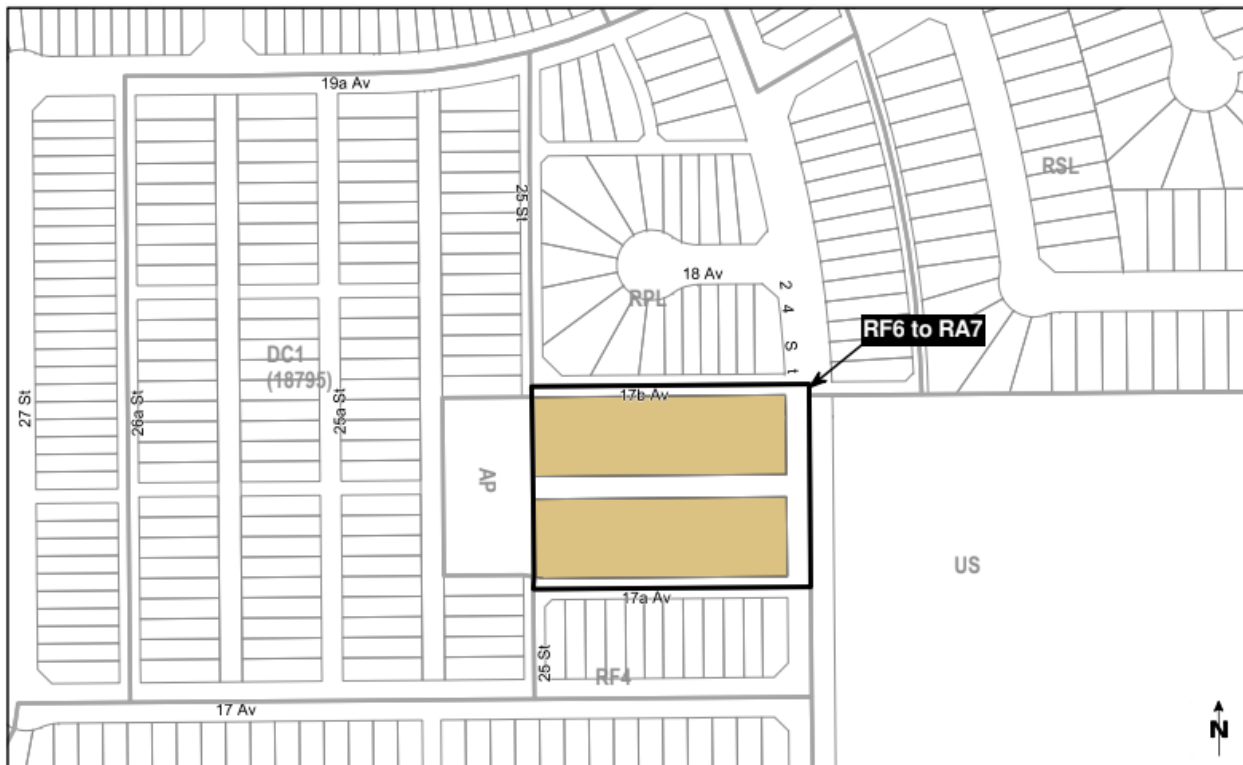


# Administration Report Laurel

Edmonton

## 2405 17B Avenue NW, and 2406 17A Avenue NW

To allow for the development of low rise multi-unit housing with limited opportunities for commercial activities on the ground floor.



**Recommendation:** That Charter Bylaw 20238 to amend the Zoning Bylaw from (RF6) Medium Density Multiple Family Zone to (RA7) Low Rise Apartment Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Provides the opportunity for housing diversity in the Laurel neighbourhood, where row housing is an appropriate and compatible form of development.
- Aligns with infill objectives of The City Plan by increasing density at an appropriate on a transit route, and complies with The Meadows Area Structure Plan (ASP) and the Laurel Neighbourhood Structure Plan (NSP).

## Application Summary

**CHARTER BYLAW 20238** will amend the Zoning Bylaw, as it applies to the subject site, from (RF6) Medium Density Multiple Family Zone to (RA7) Low Rise Apartment Zone for the purpose of accommodating low rise multi-unit housing developments with additional density, but the same height as RF6. The proposed amendment conforms with The Meadows Area Structure Plan (ASP), the Laurel Neighbourhood Structure Plan and aligns with The City Plan.

This application was accepted on April 19, 2022, from Green Space Alliance.

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.

## 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 zones involved are standard zones
- this rezoning complies with the ASP and NSP

The Basic Approach included the following techniques:

**Advance Notice**, May 4, 2022

- Number of recipients: 71
- Number of responses with concerns: 4

### Webpage

- [edmonton.ca/laurelplanningapplications](https://edmonton.ca/laurelplanningapplications)

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

- increased units will contribute to vehicular congestion with potential parking impacts to the neighbourhood
- the roadways are undersized for the density proposed
- concern about possible height and density differences between the zones
- the sun-shadow effect on adjacent lots, and the park
- the inclusion of commercial uses on the land adjacent to them

- the park on the west side of this site is already over crowded and this proposal will add to that situation
- the development will negatively impact property values in the area

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

## Site and Surrounding Area

The subject site is comprised of two lots located on a corner site bounded on three sides by public roadways on the interior of the Laurel Neighbourhood. Access for the north and south lots are taken off of 17b Avenue and 17a Avenue respectively. The Avenues are numbered roadways due to Fire Rescue Services requirements and would otherwise be considered lanes. The east of the site is served by 24 Street NW, which provides access to the wider city network.

A public park directly abuts the site on the west, and a shared use path bisecting the site between the two lots. The shared use path provides access to the walking and bicycle network in the Laurel neighbourhood and connects it to the open space to the east.

To the east is a future community league and current school site, which will share the open space

Single detached houses are the dominant use to the north and west with some semi detached housing to the south.



*Aerial view of application area*

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(RF6) Medium Density Multiple Family Zone	N/A
<b>CONTEXT</b>		
North	(RPL) Planned Lot Residential Zone	Single Detached House
East	(US) Urban Services Zone	Public Education Service
South	(RF4) Semi-Detached Residential Zone	Semi-detached House
West	(AP) Public Parks Zone	Public Park



*View of the site looking southwest from 24 Street NW*



*View of the site looking west from 24 Street NW, along the shared use path*



*View of the site northwest from 24 Street NW*

## **Planning Analysis**

### **Land Use Compatibility**

The subject property is bounded on three sides by roadways and is bisected by a shared use path providing good connectivity locally for pedestrians, cyclists, and vehicles. The wider city network can be accessed by car or transit using 24 Street NW.

The additional separation provided by the wider 17a Avenue and 17b Avenue will add a sensitive transition to the lower density residential to the north and south. The park site abutting to the west and the large open space to the east provide additional buffers to residential.

Key differences between the existing and proposed zones are changes in setbacks as shown on the table below, however, these are sensitive to their context. The side setback is based on the number of storeys in RF6, and based on height in metres in RA7, for instance if a 4 storey building is constructed at the maximum height the side setback would be 4.0m in RF6 and 3.0m in RA7. The flanking side setback will be reduced from 4.5m to 3m, however, the impact is minimised as the roadways to the north and south provide additional separation.



## RF6 & RA7 Comparison Summary

	RF6	RA7
<b>Principal Building</b>	Multi-unit Housing	Multi-Unit Housing
<b>Maximum Height</b>	14.5 m - 16.0 m	14.5 m - 16.0 m
<b>Front Setback Range</b> (24 Street NW)	3.0 m	4.5 m
<b>Minimum Interior Side Setback</b>	2.0 m - 4.0 m	3.0 m <sup>1</sup>
<b>Minimum Flanking Side Setback</b> (17a & 17b Avenue)	4.5 m	3.0 m
<b>Minimum Rear Setback</b>	7.5 m	7.5 m <sup>1</sup>
<b>Maximum Site Coverage/ Floor Area Ratio</b>	40% Site Coverage	2.3 Floor Area Ratio
<b>Maximum/ Minimum No Dwelling Units</b>	Maximum 58 Principal Dwellings	Minimum 33 Principal Dwellings

### Plans in Effect

The Meadows ASP identifies this area as 'Residential', and the Laurel NSP identifies this area as 'Medium Density Residential'. This rezoning aligns with the Laurel NSP's direction to provide additional density near transit and pedestrian corridors, as well as abutting collector roadways. The site if rezoned will contribute to the orderly build out of the neighbourhood.

### The City Plan

The application is in alignment with The City Plan by facilitating future growth to a population of 1.25 million within Edmonton's existing boundaries.

<sup>1</sup> Information is based on the maximum potential built form. A development which does not meet this criteria could have different results.

## **Technical Review**

### **Transportation**

Vehicular access for the site shall be from 17A Avenue NW and 17B Avenue NW, and details will be reviewed at the development permit stage. Pedestrian connectivity from the subject sites to adjacent shared use path and sidewalk shall be provided in accordance with the policy direction provided in Laurel neighbourhood structure plan and shall be further reviewed at the development permit stage.

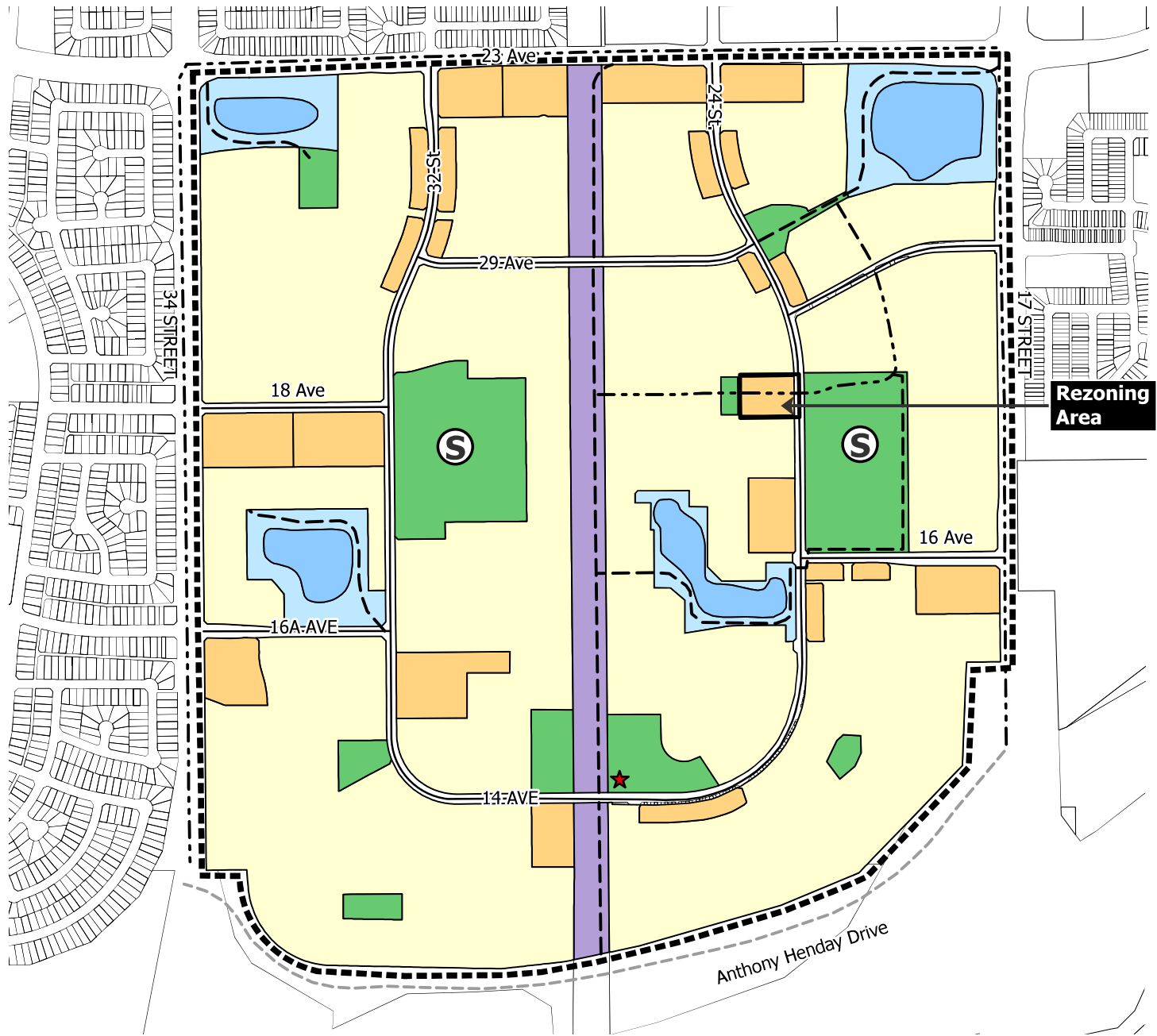
### **EPCOR Water**

The existing utility right-of-way for the protection of the water main must be maintained. 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 Context Plan Map
- 2 Application Summary



**BYLAW 18250  
APPROVED  
LAUREL**  
Neighbourhood Structure Plan  
(as amended)



- |                                |                             |                 |
|--------------------------------|-----------------------------|-----------------|
| Low Density Residential        | Power/Pipeline Right-of-Way | NSP Boundary    |
| Medium Density Residential     | Shared Use Path             | Booster Station |
| Municipal Reserve-Park         | TUC Trail                   | School Site     |
| Stormwater Management Facility | Collector Roadway           | LDA22-0176      |

**Note:** Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.



## Application Summary

### Information

<b>Application Type:</b>	Rezoning
<b>Bylaw(s)/Charter Bylaw(s):</b>	20238
<b>Location:</b>	Between 17A Avenue NW and 17B Avenue NW, and west of 24 Street NW
<b>Address(es):</b>	2406 17A Avenue NW and 2405 17b Avenue NW
<b>Legal Description(s):</b>	Lot 43 & 44 Block 8 Plan 1722382
<b>Site Area:</b>	7367 square metres
<b>Neighbourhood:</b>	Laurel
<b>Ward:</b>	Sspomitapi
<b>Notified Community Organization(s):</b>	The Meadows Community League
<b>Applicant:</b>	Green Space Alliance

### Planning Framework

<b>Current Zone(s) and Overlay(s):</b>	(RF6) Medium Density Family Zone
<b>Proposed Zone(s) and Overlay(s):</b>	(RA7) Low Rise Apartment Zone
<b>Plan(s) in Effect:</b>	The Meadows Area Structure Plan, Laurel Neighbourhood Structure Plan
<b>Historic Status:</b>	None

Written By:

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