

Administration Report Holyrood

Edmonton

9578 - 83 Street NW

To allow for small scale infill development.



Recommendation: That Charter Bylaw 20237 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 Holyrood neighbourhood;
- is located on a corner lot, where row housing is an appropriate and compatible form of development; and
- aligns with the infill objectives of the City Plan to achieve 50 percent of new net units through infill development.

Application Summary

CHARTER BYLAW 20237 will amend the Zoning Bylaw, as it applies to the subject property, from (RF1) Single 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 rezoning proposal was submitted by Perry Hendriks on May 20, 2022.

The key difference between the existing RF1 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, as the RF3 Zone, in conjunction with the Mature Neighborhood Overlay (MNO), allows for a similar built form with a larger interior side setback.

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 for infill development.

The Basic Approach included the following techniques:

Advance Notice, June 20, 2022

- Number of recipients: 27
- Number of responses with concerns: 4

Webpage

- edmonton.ca/holyroodplanningapplications

Common comments heard throughout the various methods include:

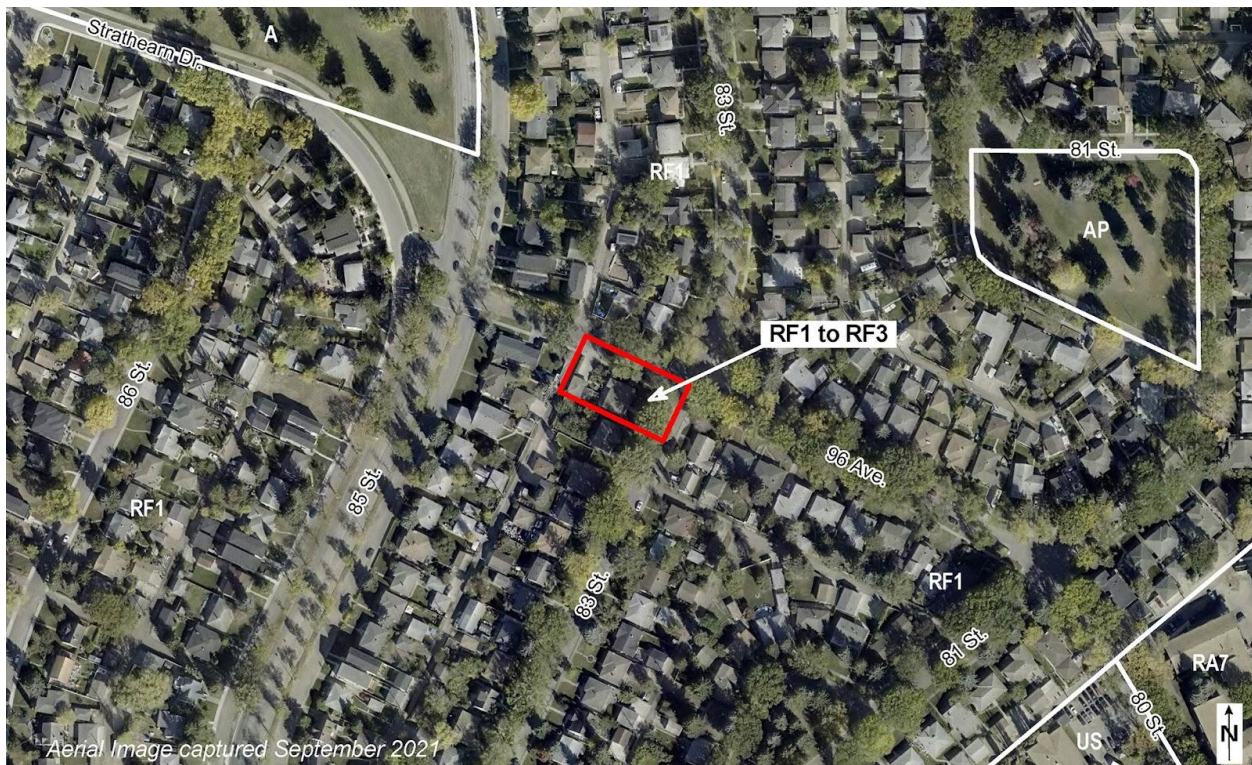
- The proposed development will cast a larger shadow, reduce privacy and value of the adjacent properties.
- RF3 Zone with a maximum of two dwellings seems reasonable.
- The proposed development is not consistent with the existing character of the neighbourhood.
- The area will already be experiencing significant land use impacts from the Holyrood Gardens redevelopment along the west side of the neighbourhood.

- The additional traffic produced from this development will result in speeding and other unsafe road conditions.

Site and Surrounding Area

The subject property is approximately 705 m², located at the intersection of 96 Avenue and 83 Street NW within the Holyrood neighbourhood. The property is surrounded on all sides by single detached housing.

The site is well connected to alternative modes of transportation such as bus service along 95 and 98 Avenue NW, a bike lane along 79 street NW and the Holyrood and Strathearn LRT stops, both of which are within approximately 600 metres from this site.



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	(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 west from 83 Street NW



View of the site looking south from 96 Avenue NW

Planning Analysis

The City Plan

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

Land Use Compatibility

The key difference between the existing RF1 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. RF3 regulations, in conjunction with the Mature Neighbourhood Overlay (MNO), alleviate potential impacts on the adjacent property by limiting the height of any future development on the subject property

to 8.9 metres, requiring a front setback in general conformance with abutting properties and requiring a greater interior side setback than the RF1.

RF1 & RF3 Comparison Summary

	RF1 + MNO Current	RF3 + MNO Proposed
Principal Building	Single Detached Housing Duplex Housing Semi-detached Housing	Multi-Unit Housing
Maximum Height	8.9 m	8.9 m
Front Setback Range (83 Street)	5.7 m - 8.7 m	6.0 m
Minimum Interior Side Setback	1.2 m	3.0 m
Minimum Flanking Side Setback (96 Avenue)	1.2 m	2.0 m
Minimum Rear Setback (Lane)	15.7 m (40% of Site Depth)	15.7 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 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
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 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.

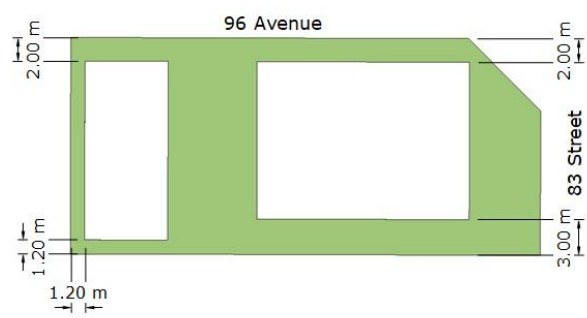
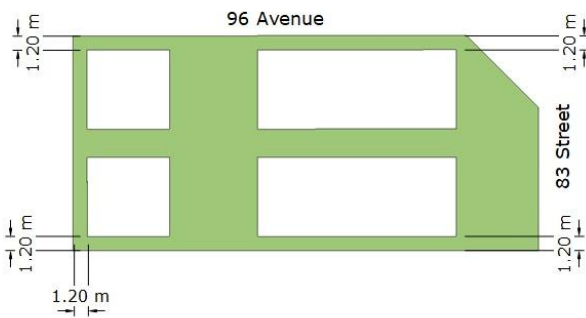
Minimum Interior Side Setback	1.2 m	0.6 m	1.2 m	0.6 m
Minimum Flanking Side Setback	1.2 m	1.2 m	2.0 m	2.0 m
Minimum Rear Setback	1.2 m	1.2 m	1.2 m	1.2 m

The rezoning to RF3 facilitates an increase in density and has other minor differences. The RF3 zone and its permitted development is considered to be sensitive intensification because the built form is limited to the same height and the interior side setback is increased to 3.0 m from what is permitted under the RF1 Zone. Further, corner sites, like this one, are generally considered suitable locations for additional density in the form of row housing as they only abut one property, minimizing their overall impact.

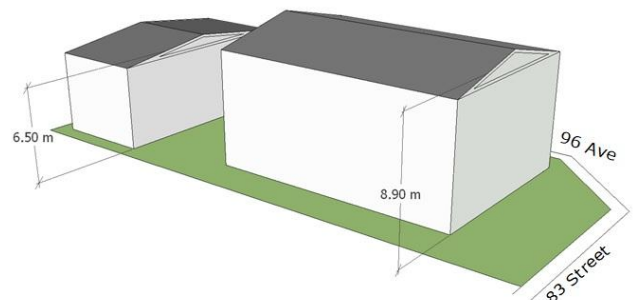
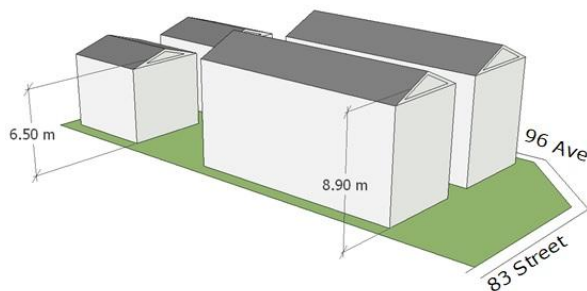
POTENTIAL RF1 BUILT FORM

POTENTIAL RF3 BUILT FORM

Top view



3D view



Technical Review

Transportation

Vehicular access shall be from the rear only to conform with the MNO and Zoning Bylaw. The owner will be required to remove the existing driveway onto 96 Avenue and restore the curb, gutter, sidewalk and boulevard at the time of redevelopment.

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 the development allowed under the proposed zone. Details of any proposed LID would be reviewed at the Development Permit stage.

EPCOR Water

Water service is available to this site from an existing 200mm water main on the lane west of 83 street. 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

Application Type:	Rezoning
Charter Bylaw:	20237
Location:	South of 96 Avenue NW and west of 83 Street NW
Address:	9578 - 83 Street NW
Legal Description:	Lot 23, Block 14, Plan 5070HW
Site Area:	705 m ²
Neighbourhood:	Holyrood
Ward:	Metis
Notified Community Organization:	Holyrood Community League
Applicant:	Perry Hendriks

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
Plan(s) in Effect:	None
Historic Status:	None

Written By:

Approved By:

Branch:

Section:

Abhimanyu Jamwal

Tim Ford

Development Services

Planning Coordination