

Administration Report

Queen Mary Park

Edmonton

10902 - 117 Street NW

To allow for small scale infill development.



Recommendation: That Bylaw 20249 to amend the Central McDougall/Queen Mary Park Area Redevelopment Plan (ARP) and Charter Bylaw 20248 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 Queen Mary Park neighbourhood;
- Is located a corner lot, where row housing is an appropriate and compatible form of development within a mature neighbourhood; and
- Aligns with the infill objectives of The City Plan to achieve 50 percent of new net units through infill development.

Application Summary

BYLAW 20249 will amend Map 6 of the Central McDougall/Queen Mary Park Area Redevelopment Plan (ARP) from single family residential to row housing in order to align with the proposed zoning.

CHARTER BYLAW 20248 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 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 Taylor J. Townsend on May 20, 2022

Multi-unit Housing is a permitted use within the proposed RF3 Zone and is the key difference between existing RF1 Zone and proposed RF3 Zone. The RF3 Zone is considered appropriate in mature neighbourhoods on corner sites like this one, as the height of future development on the subject property cannot exceed 8.9 metres and setbacks are compatible with the 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 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, June 21, 2022

- Number of recipients: 25
- Number of responses with concerns: 5

Webpage

- edmonton.ca/queenmaryparkplanningapplications

Common comments heard include:

- The proposed development will cast a shadow on the adjacent properties and reduce the property values of surrounding properties.
- Developers should be focusing on renovating older apartment housing and row housing in the neighbourhood.
- The single family dwelling character of the area should be maintained.
- Reduce privacy and sense of security for adjacent property owners.

- Neighbourhood amenities are already near capacity and cannot accommodate additional density.
- 117 Street, south of 109 Avenue is a one way street. The proposed development will cause confusion at 117 St and 109 Ave intersection, and worsen traffic congestion in the area.

Site and Surrounding Area

The subject property is approximately 650 m² in area, located on a corner lot, at the intersection of 109 Avenue and 117 Street NW within the Queen Mary Park Neighbourhood. The property is surrounded by small-scale residential development, predominantly single detached dwellings with the exception of the south side of the property, which is bounded by a public park (Queen Mary Park) and Community League building. The site is close to alternative modes of transportation such as bus service along 111 & 107 Avenue, and a bike lane along 109A Avenue.



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	(AP) Public Parks Zone	Queen Mary Park and Community League Centre
West	(RF1) Single Detached Residential Zone	Single Detached House



View of the site looking north from 109 Avenue NW



View of the site looking west from 117 Street NW

Planning Analysis

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. Moreover, it will provide a wider variety of housing options in the area with convenient access to amenities and alternative modes of transportation.

Plan in Effect

The site is located within the Central McDougall/Queen Mary Park Area Redevelopment Plan (ARP). Pursuant to Map 6 of the ARP, the subject property is designated Single Family Residential. To facilitate rezoning on the subject property, the Map 6 of the ARP will be amended to redesignate the subject property as Row Housing.

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 Mature Neighbourhood (MNO) will continue to apply to the proposed RF3 Zone which limits height to 8.9 metres and requires a front setback in general conformance with abutting properties allowing the Multi-unit Housing to sensitively integrate into the existing neighbourhood. The RF3 Zone also requires a more sensitive interior setback of 3.0 metres while the RF1 zone requires only 1.2 metres.

The below table is a comparison between key development regulations of each zone.

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 (117 Street)	6.3 m - 9.3 m	6.0 m
Minimum Interior Side Setback	1.2 m	3.0 m
Minimum Flanking Side Setback (109 Avenue)	1.2 m	2.0 m
Minimum Rear Setback (Lane)	18.2 m (40% of Site Depth)	18.2 m (40% of Site Depth)
Maximum Site Coverage	40% ¹	45%

¹ A maximum Site Coverage of 40% would be applicable to each subdivided lot
Attachment 2 | File: LDA22-0244 | Queen Mary Park

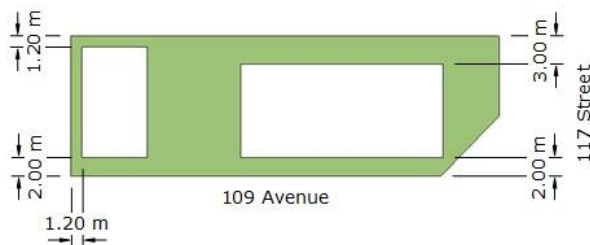
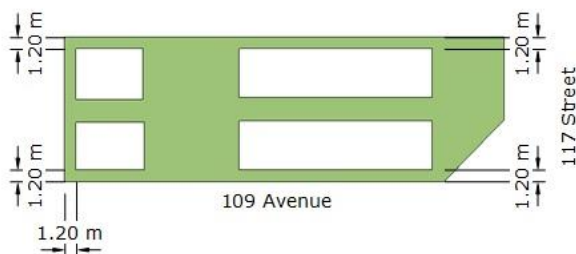
Maximum No Dwelling Units	Two (2) Principal Dwellings ² Two (2) Secondary Suites ² Two (2) Garden Suites ²	Four (4) Principal Dwellings ³ Four (4) Secondary Suites ³ Four (4) Garden Suites ³
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	RF1 + MNO: Current		RF3 + MNO: Proposed	
Accessory Building	Garden Suite	Detached Garage	Garden Suite	Detached Garage
Maximum Height	6.5 m	4.3 m	6.5 m	4.3 m
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

POTENTIAL RF1 BUILT FORM

POTENTIAL RF3 BUILT FORM

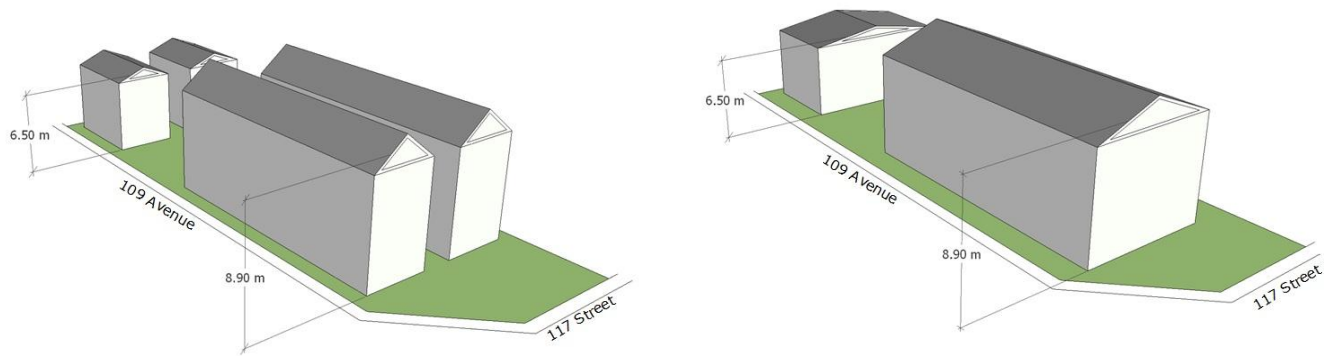
Top view



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.

3D view



Technical Review

Transportation

Vehicular access shall be from the rear only to conform with the Zoning Bylaw. The owner will be required to remove the existing driveway onto 109 Avenue and restore the curb, gutter, sidewalk and boulevard at the time of redevelopment.

Drainage

Sanitary sewer servicing is to be provided from the existing 200mm combined sewer main within the lane to the west of 117 Street and storm sewer servicing is to be provided from the existing 600mm combined sewer main within 117 Street and south of 109 Avenue.

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

EPCOR Water

Water service is available to this site from an existing 200mm water main on the lane west of 117 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:	Plan Amendment and Rezoning
Bylaw and Charter Bylaw:	20249 and 20248
Location:	North of 109 Avenue NW and west of 117 Street NW
Address:	10902 - 117 Street NW
Legal Description(s):	Lot 295, Block 17, Plan 2674HW
Site Area:	650 m ²
Neighbourhood:	Queen Mary Park
Ward:	O-day'min
Notified Community Organization(s):	Queen Mary Park Community League
Applicant:	Taylor J. Townsend

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 in Effect:	Central McDougall / Queen Mary Park Area Redevelopment Plan
Historic Status:	None

Written By:	Abhimanyu Jamwal
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination