

6432 - 93 Street NW

To allow for small scale infill development.



Recommendation: That Charter Bylaw 20258 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:

- Is located on a corner lot, where row housing is an appropriate and compatible form of development.
- Fronts 66 Avenue NW, a collector roadway providing quick access to transit and connectivity to local amenities.
- Provides sensitive transitions and setbacks to adjacent properties.

Application Summary

CHARTER BYLAW 20258 will amend the Zoning Bylaw, as it applies to the subject site, from the (RF1) Single Detached Residential Zone to the (RF3) Small Scale Infill Development Zone. The purpose of the proposed (RF3) Zone is to provide for a mix of small scale housing such as Single Detached, Duplex, Semi-detached and Multi-unit Housing.

This application was accepted on June 09, 2022, from Davis Consulting Group on behalf of Arcadia Homes Ltd.

The proposal is in alignment 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 the application proposed a rezoning to a standard zone of the same category and raised little response to advance notifications. The Basic Approach included the following techniques:

Advance Notice, June 22, 2022

- Number of recipients: 31
- Number of responses with questions: 2
- Number of responses in opposition: 1

Webpage

- edmonton.ca/hazeldeanplanningapplications

Common comments and questions heard throughout the various methods include:

- The property is not currently being maintained and residents are concerned that this neglect will continue after redevelopment.

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

Site and Surrounding Area

This rezoning application consists of one corner lot located within the interior of the Hazeldean neighbourhood. The property is currently occupied by a single detached house with the surrounding built forms consisting of additional small scale residential buildings. While Hazeldean has a rate of single-detached housing comparable to the City average, it is home to a higher rate of row housing at 16%

(2016 Federal Census). This is largely attributed to the Southwood Site, located one block to the west, which contains numerous multi-unit housing buildings.

The site fronts onto 66 Avenue NW, a collector road and transit route, providing connectivity to two parks, an elementary school and the Hazeldean Shopping Centre.



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 south from 66 Avenue NW (Google Street View, May 2022)



View of the site looking west from 93 Street NW (Google Street View, May 2022)



View of the site looking northwest from 93 Street NW (Google Street View, May 2022)

Planning Analysis

Land Use Compatibility

The subject site is a corner lot surrounded on three of its four sides by road right-of-way. These roadways act as a buffer, helping to reduce the impacts from redevelopment. As such, the primary focus is along the site's western boundary where it shares a property line with a single detached house.

The regulations of the RF3 zone are largely equivalent to the RF1 zone. Front and rear setbacks, along with building heights, will remain the same. However, the RF3 zone requires a more sensitive interior setback of 3.0 metres, while the RF1 zone requires only 1.2 metres. This increases the compatibility between the potential built form and the abutting small scale residential building.

For these reasons, the proposed rezoning is considered to be a gentle densification while increasing the available housing stock in the Hazeldean neighbourhood.

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 (66 Avenue)	8.7 m - 12.3 m	7.0 m
Minimum Interior Side Setback	1.2 m	3.0 m
Minimum Flanking Side Setback (93 Street)	2.7 m	2.0 m
Minimum Rear Setback (Lane)	17.4 m (40% of Site Depth)	17.4 m (40% of Site Depth)
Maximum Site Coverage	40%	45%

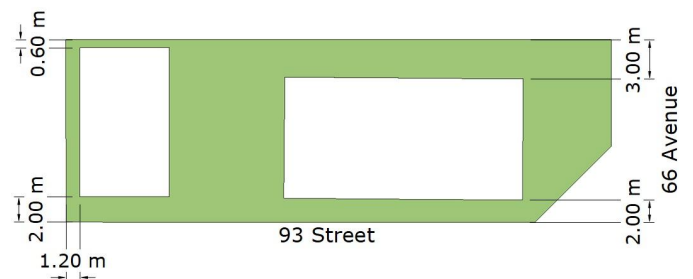
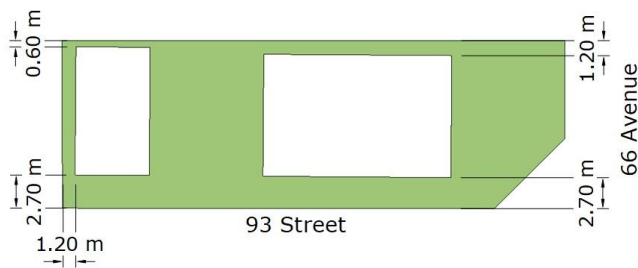
Expected Maximum No Dwelling Units	Two (2) Principal Dwellings Two (2) Secondary Suites	Three (3) Principal Dwellings Three (3) Secondary Suites One (1) Garden Suite ¹
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	RF1 + MNO: Current		RF3 + MNO: Proposed	
Accessory Building	Garden Suite	Detached 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	2.7 m	2.7 m	2.0 m	2.0 m
Minimum Rear Setback	1.2 m	1.2 m	1.2 m	1.2 m

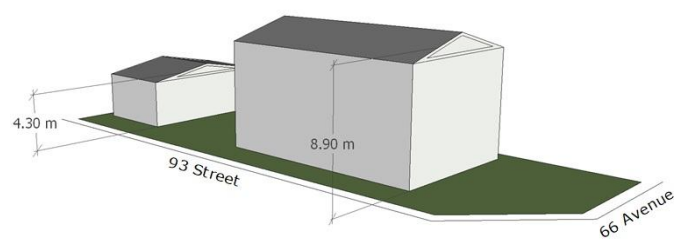
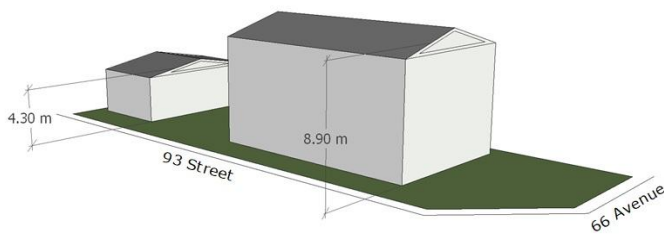
POTENTIAL RF1 BUILT FORM

POTENTIAL RF3 BUILT FORM

Top view



3D view



¹ One Secondary Suite and Garden Suite may be developed together with each principal dwelling; however, the probability of multiple Garden Suites is reduced as the number of principal dwellings is increased.

The City Plan

The City Plan seeks to enable ongoing residential infill at a variety of scales, densities and designs within all residential areas to support the ongoing evolution of communities. The proposal for row housing at this location is appropriate given its context adjacent to single detached homes. As this area transitions as part of the future Scona District, this proposal will help meet the goal of 50% of net new units added through infill as set by The City Plan.

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. Additionally, the existing access from 93 Street NW shall be removed and the curb and gutter, sidewalks and boulevard restored to the satisfaction of Subdivision and Development Coordination.

Drainage

Sanitary and storm servicing exists to the subject rezoning area and may remain to service the redevelopment.

EPCOR Water

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:	20258
Location:	South of 66 Avenue NW and west of 93 Street NW
Address(es):	6432 - 93 Street NW
Legal Description(s):	Lot 34, Block 13, Plan 6045HW
Site Area:	616 square metres
Neighbourhood:	Hazeldean
Ward:	Papastew
Notified Community Organization(s):	Hazeldean Community League
Applicant:	Davis Consulting Group

Planning Framework

Current Zone(s) and Overlay(s):	(RF1) Single Detached Residential Zone (MNO) Mature Neighbourhood Overlay
Proposed Zone(s) and Overlay(s):	(RF3) Small Scale Infill Development Zone (MNO) Mature Neighbourhood Overlay
Plan(s) in Effect:	None
Historic Status:	None

Written By:

Approved By:

Branch:

Section:

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Development Services

Planning Coordination