

10975 - 72 Avenue NW

To allow for small scale infill development, Parkallen.



Recommendation: That Charter Bylaw 20259 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 to diversify housing options in the community.
- Produces a built form that is compatible with, and sensitive to, the surrounding context.
- Fronts 72 Avenue NW, a collector roadway with an anticipated “Rapid enhanced” mass transit route.

Application Summary

CHARTER BYLAW 20259 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 16, 2022, from THC Homes (Troy Yin) on behalf of 2167999 Alberta 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 28, 2022

- Number of recipients: 37
- Number of responses with concerns: 1

Webpage

- edmonton.ca/parkallenplanningapplications

Common comments heard throughout the various methods include:

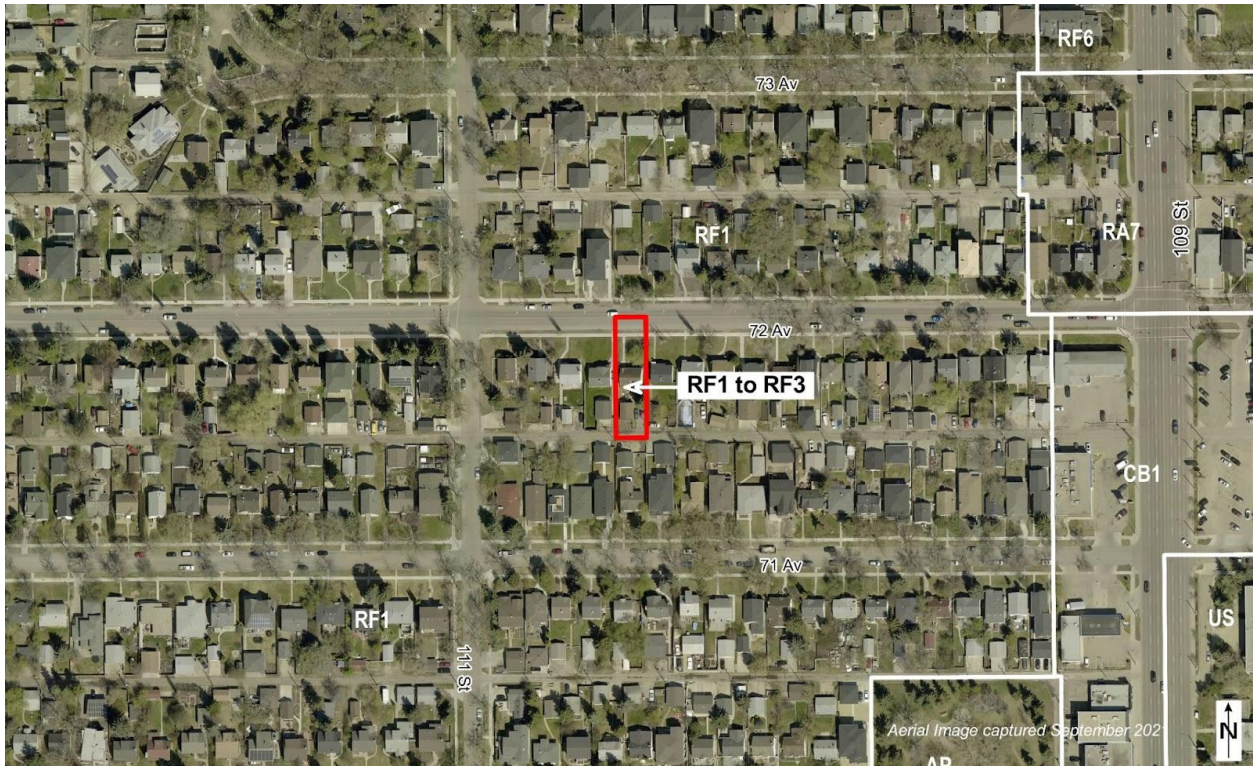
- Infill development is typically unattractive, out of character with the surrounding homes, poorly constructed and leads to nuisance conditions.

No formal feedback or position was received from the Parkallen, McKernan or Central Area Committee Community Leagues at the time this report was written.

Site and Surrounding Area

This rezoning application consists of one 531 square metre interior lot located along the northern edge of the Parkallen community. The property fronts 72 Avenue, a collector roadway providing connectivity to transit routes on 109 Street. Additionally, a "rapid enhanced" mass transit bus route is anticipated to operate on 72 Avenue as part of the mass transit network associated with the 1.25 million population scenario of The City Plan.

The property is currently occupied by a single detached house constructed in the 1950s, with the surrounding properties being a mix of single detached and semi-detached dwellings. Single detached housing represents 64 per cent of the available stock in the community, with other forms of small scale residential buildings, such as semi-detached and row housing, making up less than one per cent respectively (2016 Federal Census).



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 72 Avenue NW and 133 Street NW (Photograph taken July 09, 2022)



View of the site looking north from the rear lane (Google Street View, September 2016)

Planning Analysis

Land Use Compatibility

The regulations of the RF3 Zone, which control the built form, are similar to the current RF1 zoning (see comparison summary below). The maximum site coverage and allowable density is higher under the RF3 zone; however, the built form will be largely unchanged as both zones have the same requirements for building height and setbacks. These regulations ensure limited impacts to adjacent properties.

The RF3 Zone is appropriate at this location. The regulations of the RF3 Zone, in conjunction with the properties' location on the edge of the neighbourhood, will permit a gentle increase in density that is sensitive to the surrounding context while allowing for building forms that are under-represented in the Parkallen community.

RF1 & RF3 Comparison Summary

	RF1 + MNO Current	RF3 + MNO Proposed
Principal Building	Single Detached Housing Duplex Housing Semi-detached Housing	Semi-detached Housing Multi-Unit Housing
Maximum Height	8.9 m	8.9 m
Front Setback Range (72 Avenue NW)	7.9 m - 12.5 m	7.9 m - 12.5 m
Minimum Interior Side Setback	1.3 m	1.3 m
Minimum Rear Setback (Lane)	15.9 m (40% of Site Depth)	15.9 m (40% of Site Depth)
Maximum Site Coverage	40%	45%
Maximum Principal Dwelling Units	Two (2) Principal Dwellings	Three (3) Principal Dwellings ¹

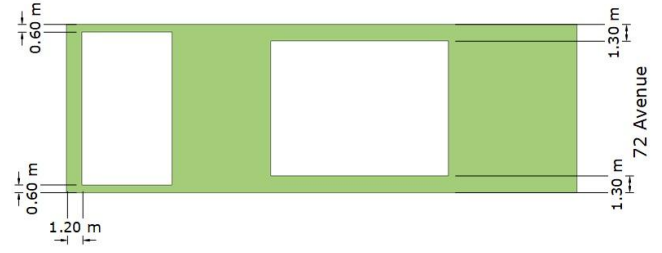
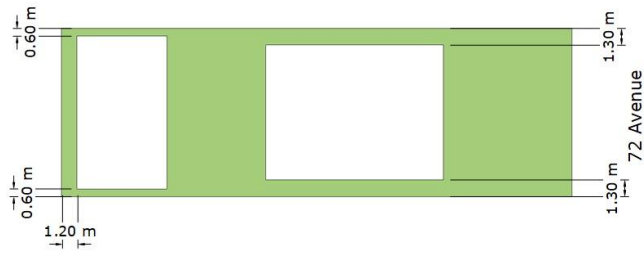
	RF1 + MNO: Current		RF3 + MNO: Proposed	
Accessory Building	Garden Suite	Detached Garage	Garden Suite	Detached Garage
Maximum Height	6.5 m	4.3 m	6.5 m	4.3 m
Minimum Interior Side Setback	1.3 m	0.6 m	1.3 m	0.6 m
Minimum Rear Setback	1.2 m	1.2 m	1.2 m	1.2 m

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.

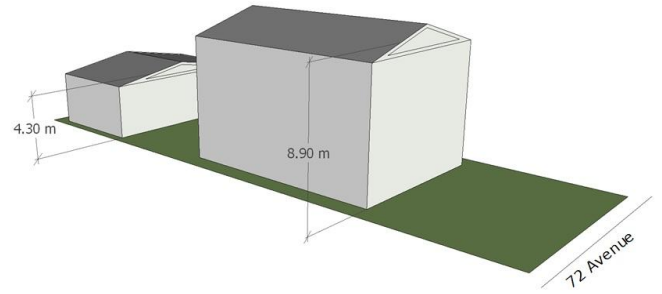
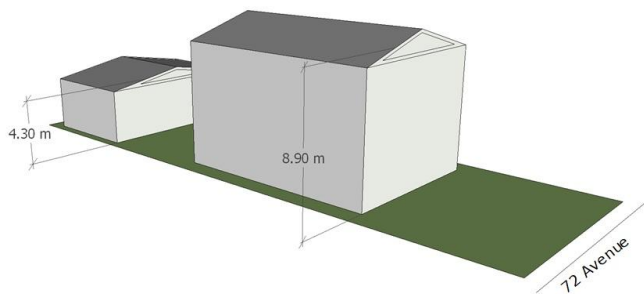
POTENTIAL RF1 BUILT FORM

POTENTIAL RF3 BUILT FORM

Top view



3D view



Plans in Effect

THE CITY PLAN

The proposed rezoning aligns with the goals and policies of The City Plan, which encourages increased density at a variety of scales, densities and designs. By enabling a minimal increase in dwelling units, and allowing for building types that are underrepresented in the Parkallen community, this application helps achieve the goal of having 50% of new residential units added through infill city-wide.

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.

Drainage

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

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:	20259
Location:	South of 72 Avenue NW and east of 111 Street NW
Address(es):	10975 - 72 Avenue NW
Legal Description(s):	Lot 5, Block 28, Plan 1127HW
Site Area:	531 Square Metres
Neighbourhood:	Parkallen
Ward:	Papastew
Notified Community Organization(s):	Central Area Council of Community Leagues McKernan District Community League Parkallen Community League
Applicant:	THC Homes % Troy Yin

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:

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Section:

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