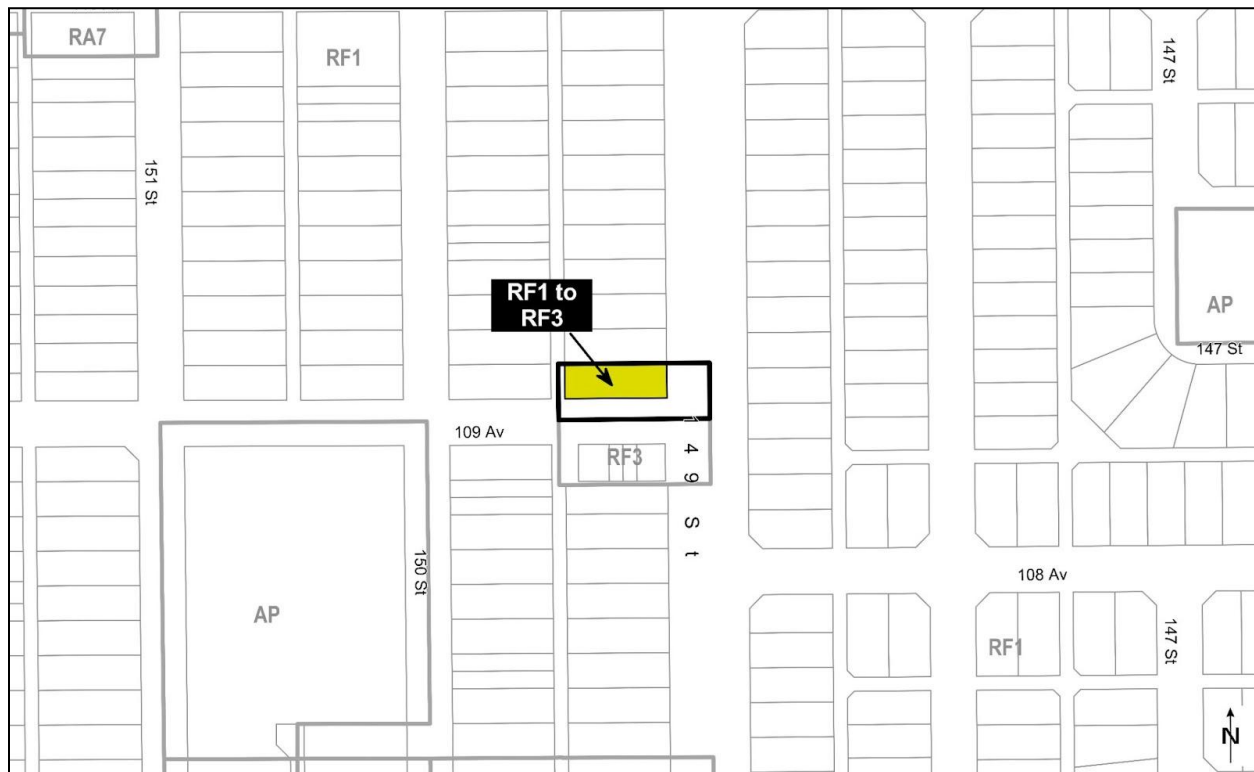


Administration Report High Park

Edmonton

10902 – 149 Street NW

To allow for small scale infill development.



Recommendation: That Charter Bylaw 20264 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 High Park neighbourhood;
- Is located a corner lot and at the edge of the neighbourhood, 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 20264 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 application was submitted by Mauricio Ochoa on June 28, 2022.

The key difference between existing RF1 Zone and proposed RF3 Zone is the introduction of Multi-unit Housing as a permitted use. The RF3 Zone is considered appropriate on corner sites and at the edge of the neighbourhood, 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 aligns with the objectives of The City Plan for infill development.

The Basic Approach included the following techniques:

Advance Notice, July 20, 2022

- Number of recipients: 34
- Number of responses with concerns: 0

Webpage

- edmonton.ca/highparkplanningapplications

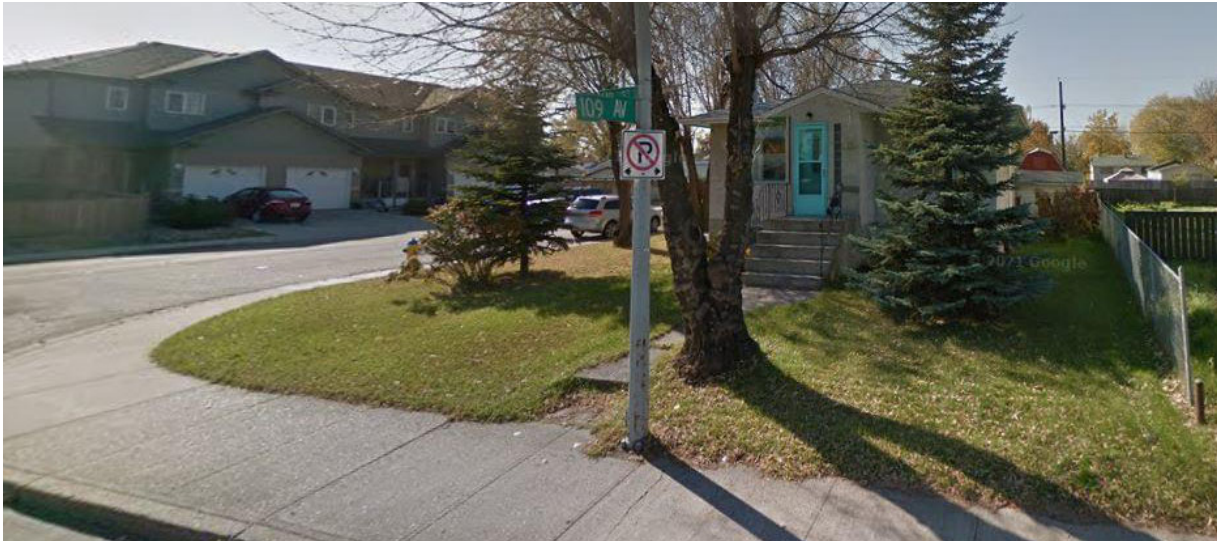
Site and Surrounding Area

The subject property is approximately 682 m² in area, located on a corner lot, at the intersection of 109 Avenue and 149 Street NW within the High 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 row housing. The site is close to alternative modes of transportation with bus service available along 110, 107 & 111 Avenue and 149 Street, and a bike lane along 110 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	(RF3) Small Scale Infill Development Zone	Multi-unit Housing
West	(RF1) Single Detached Residential Zone	Single Detached House



View of the site looking southwest from 149 Street NW



View of the site looking north from 109 Avenue

Planning Analysis

The City Plan

The proposed rezoning area is located within a Secondary Corridor and will facilitate the intensification of this corridor while contributing 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 RF3 Zone in combination with Mature Neighbourhood (MNO) 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 (149 Street)	6 m - 9 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)	17.8 m (40% of Site Depth)	17.8 m (40% of Site Depth)
Maximum Site Coverage	40% ¹	45%
Maximum Principal Dwelling Units	Two (2) Principal Dwellings ²	Four (4) Principal Dwellings ³

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.

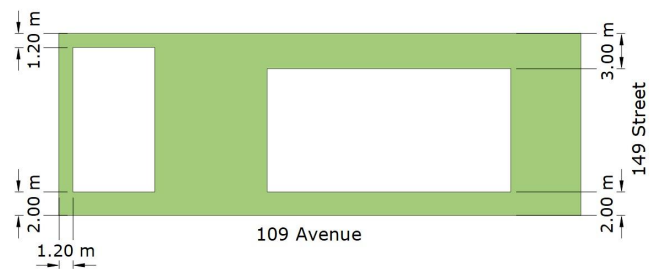
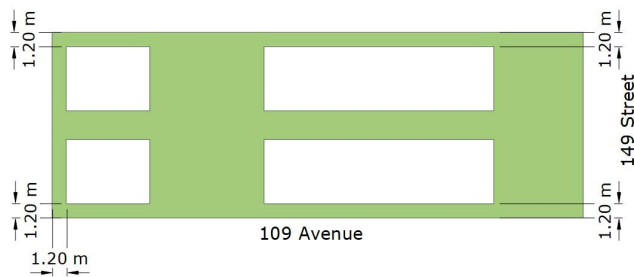
³ Secondary Suites and Garden Suites are allowed with each existing principal dwelling, the likelihood of these suites diminishes as the number of principal dwellings increase. The applicant's current intent for the redevelopment is for three (3) Principal Dwellings.

	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

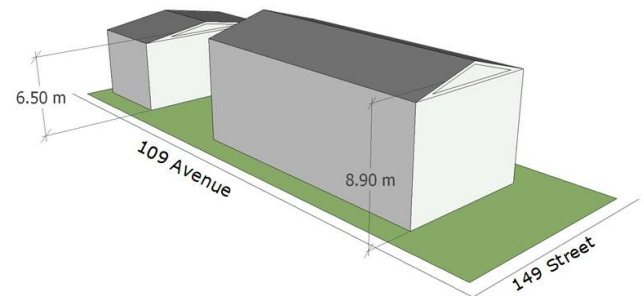
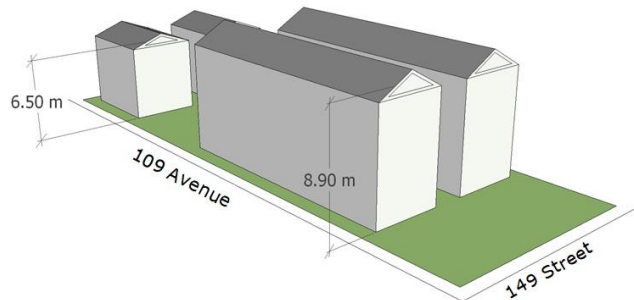
POTENTIAL RF1 BUILT FORM

POTENTIAL RF3 BUILT FORM

Top view



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

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 within 149 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:	20264
Location:	North of 109 Avenue NW and west of 149 Street NW
Address:	10902 - 149 Street NW
Legal Description:	Lot 22, Block 69, Plan 2927HW
Site Area:	682 m ²
Neighbourhood:	High Park
Ward:	Nakota Isga
Notified Community Organization:	High Park Community League
Applicant:	Mauricio Ochoa

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

Claire St. Aubin

Development Services

Planning Coordination