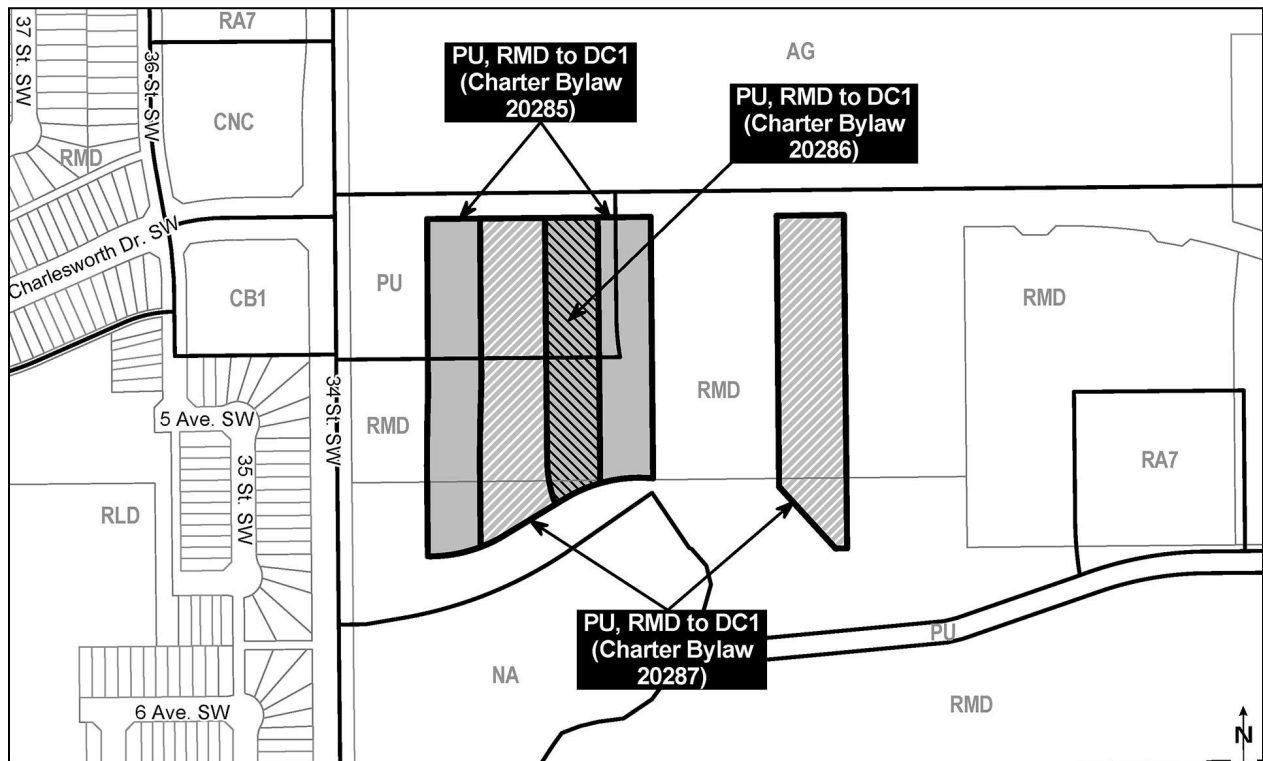


303 & 503 - 34 Street SW

To allow for innovative forms of low density housing, Alces



Recommendation: That Charter Bylaw 20285, Charter Bylaw 20286, and Charter Bylaw 20287 to amend the Zoning Bylaw from (PU) Public Utility Zone and (RMD) Residential Mixed Dwelling Zone to (DC1) Direct Development Control Provision be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Will provide additional housing diversity within the Alces neighbourhood;
- Conforms with the Decoteau Area Structure Plan and Alces Neighbourhood Structure Plan; and
- Aligns with objectives of The City Plan to accommodate an additional 1 million people within Edmonton's current boundaries through target growth areas.

Application Summary

CHARTER BYLAW 20285 will amend the Zoning Bylaw, as it applies to the subject site, from (PU) Public Utility Zone and (RMD) Residential Mixed Dwelling Zone to (DC1) Direct Development Control Provision for the purpose of allowing single and semi-detached housing on shallower lots with rear garages.

CHARTER BYLAW 20286 will amend the Zoning Bylaw, as it applies to the subject site, from (PU) Public Utility Zone and (RMD) Residential Mixed Dwelling Zone to (DC1) Direct Development Control Provision for the purpose of allowing semi-detached housing and multi-unit housing in the form of row housing on shallower lots with rear attached garages.

CHARTER BYLAW 20287 will amend the Zoning Bylaw, as it applies to the subject site, from (PU) Public Utility Zone and (RMD) Residential Mixed Dwelling Zone to (DC1) Direct Development Control Provision for the purpose of allowing single detached housing on narrow lots with opportunities for both garden suites and secondary suites.

These three applications were submitted separately by Stantec Consulting on behalf of Cantiro Communities Charlesworth Ltd., and are being presented together due to their context and relationship to one another. The proposed rezonings conform with the Decoteau Area Structure Plan (ASP) and the Alces Neighbourhood Structure Plan (NSP), and align with The City Plan.

Community Insights

Based on the characteristics of these applications, the files were brought forward to the public using the Basic Approach. This approach was selected because no responses were received to the advance notice and the proposed land uses conform to the applicable statutory plans. The Basic Approach included:

Advance Notice to surrounding property owners and the Meadows Community League:

- LDA21-0616 - April 28, 2022
 - Number of recipients: 31
 - Number of responses with concerns: 0
- LDA21-0617 - April 28, 2022
 - Number of recipients: 31
 - Number of responses with concerns: 0
- LDA22-0084 - April 28, 2022
 - Number of recipients: 52
 - Number of responses with concerns: 0

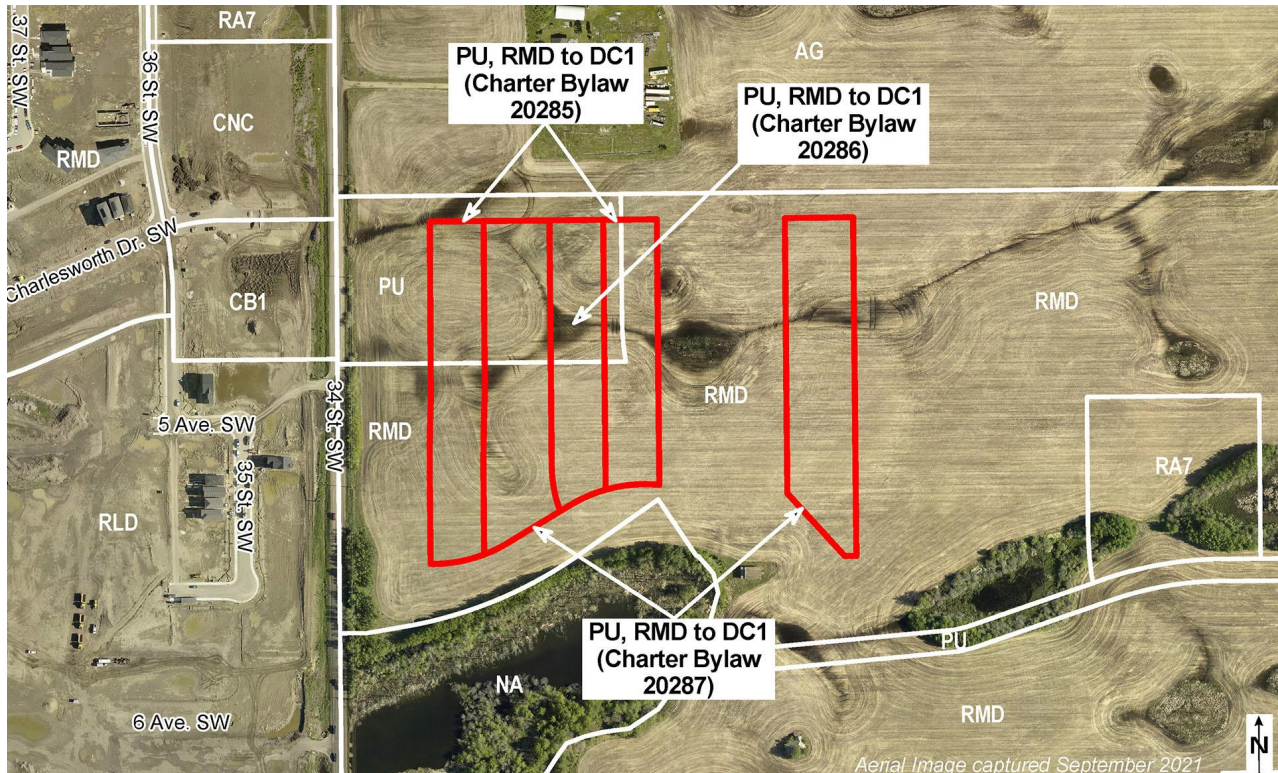
Webpages

- edmonton.ca/decoteaunorthplanningapplications

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

Site and Surrounding Area

These rezoning applications cover portions of two parcels within the west quarter section of the Alces neighbourhood (previously the Decoteau North neighbourhood), east of 34 Street SW and north of Ellerslie Road SW, as shown on the aerial map below. The rezoning sites currently consist of agricultural land, and are located north of a natural area which is planned for retention in the Alces NSP (previously known as the Decoteau north NSP). To the west in the Charlesworth neighbourhood, low and medium density residential and commercial uses are located along 34 Street SW. Transit access is currently provided through On Demand service in Charlesworth. The rest of the surrounding area consists of agricultural uses, farmsteads, and country residential uses.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(PU) Public Utility Zone (RMD) Residential Mixed Dwelling Zone	Agricultural land
CONTEXT		
North	(RLD) Residential Low Density Zone (AP) Public Parks Zone	Agricultural land, farmstead
East	(RLD) Residential Low Density Zone (RF5) Row Housing Zone	Agricultural land
South	(RLD) Residential Low Density Zone (AP) Public Parks Zone	Agricultural land

West	(RLD) Residential Low Density Zone	Agricultural land
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Planning Analysis

Three DC1 Provisions are proposed in order to provide three different built forms of innovative low density residential housing as follows::

- Charter Bylaw 20285 (blue on figure below) provides for Single or Semi-detached Housing on shallow lots with rear garages, with opportunities for Zero Lot Line development.
- Charter Bylaw 20286 (orange on figure below) provides for Semi-detached or Multi-unit Housing on shallow lots with rear-attached garages.
- Charter Bylaw 20287 (green on figure below) provides for Single Detached Housing with opportunities for Zero Lot Line development and the potential for both a Secondary Suite and Garden Suite in conjunction with each principal dwelling.

An associated subdivision (LDA22-0158) is currently under review by Administration and outlines the layouts under the proposed DC1 provisions.

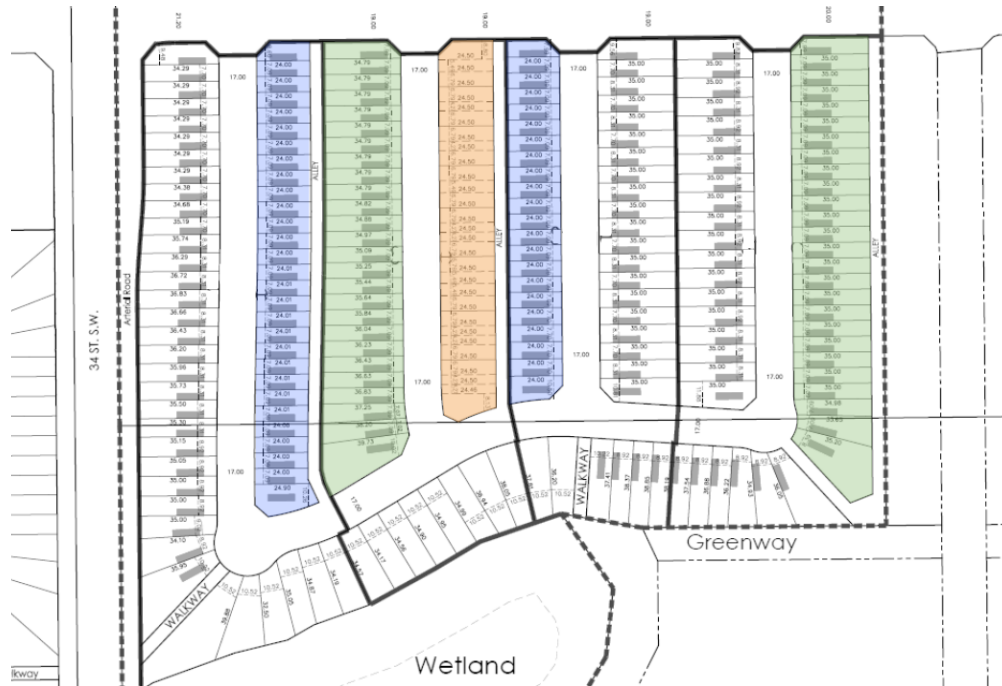


Figure showing the proposed subdivision plan with the proposed DC1 Provision areas shaded in blue (Charter Bylaw 20285), orange (Charter Bylaw 20286), and green (Charter Bylaw 20287)

Land Use Compatibility

This area of the Alces Neighbourhood is primarily identified as Low Density Residential development as outlined in the Neighbourhood Structure Plan, with a single block-face of Low Density Residential (Street Oriented). Surrounding the proposed DC1 Provisions is land primarily zoned (RLD) Residential Low Density

zoning which permits the development of Single, Semi-detached, or Duplex Housing with front drive access on standard suburban lots. The proposed built forms and density of the DC1s are intended to establish a transition from the RLD zoned properties to more innovative housing products with higher overall density and smaller lot sizes.

The two blocks of *“shallow lot single / semi-detached housing”* (shown in blue above) provide a transition of built form from the RLD-zoned properties to these DC1 sites which allow for more intensive low density uses. The proposed DC1 Provision permits the same uses as the adjacent RLD but on shallower lots and with a greater maximum height. Shallow lot development typically results in reductions to rear yards which in turn moves the rear of the home closer to the lane. In both locations where this is proposed, development across the lane either is setback further due to increased site depth requirements, or is abutting similarly scaled development.

The two blocks of *“single detached housing with secondary and garden suites”* (shown in green above) have comparable regulations to the RLD Zone except for the opportunity to allow for both a secondary suite and garden suite on the same site. While this opportunity exists in the RF1, RF2 and RF3 Zones, these are typically not used within suburban settings due to the minimum requirements of those zones. To mitigate the potential impacts of allowing for an additional dwelling on a smaller site, the DC1 Provision requires a substantially greater minimum lot depth to accommodate access for each of these dwellings. The easternmost block of this proposed Provision establishes a transition towards the (RF5) Row Housing Zone to the east which fronts the north-south collector roadway.

Located between these two low density DC1 Provisions is a single block-face of *“shallow lot row housing”* (shown in orange above) which allows for the development of row housing with greater height and shallower lots compared to typical row housing zones. The built form permitted within the DC1 Provision is comparable to other direct control provisions for shallow lot row housing found elsewhere within the City; and is intended to be located adjacent to low density zones.

Each of the DC1 Provisions include the requirement to provide vehicular access from a rear lane with the intention of creating a more comfortable streetscape for pedestrians along the local roadways. Connectivity is also enhanced by the location of the DC1 sites in proximity to the east-west collector roadway located at the intersection of Charlesworth Drive and 34 Street SW which provides multimodal transportation options and potential future transit routing.

The table below highlights the comparison of key differences between the three proposed DC1 Provisions and the adjacent RLD Zone. A more comprehensive comparison between each proposed DC1 Provision and similar density standard zones can be found in Appendix 2 of this report.

Zone Comparison Summary

	RLD Zone Current & Adjacent Zoning	Charter Bylaw 20285 Proposed DC1	Charter Bylaw 20286 Proposed DC1	Charter Bylaw 20287 Proposed DC1
Principal Building	Single detached, Semi-detached and Duplex Housing	Single or Semi-detached Housing with a Secondary Suite or Garden Suite	Semi-detached and Row Housing	Single Detached Housing with both a Secondary Suite and Garden Suite
Max Height	10.0 m	12.0 m	12.5 m	10.0 m
Min Site Area	n/a	Single detached: 171 m ² Zero Lot Line: 150 m ² Semi-detached: 128 m ²	Semi-detached: 147 m ² Multi-unit: 92m ² - 121 m ²	238 m ²
Min Site Width	n/a	Single detached: 7.0 m Zero Lot Line: 6.4 m Semi-detached: 5.5 m	Semi-detached: 6.7 m Multi-unit: 4.2 m - 5.5 m	7.0 m
Min Site Depth	27.0 m	23.5 m	24.0 m	34.0 m
Min Front Setback	4.5 m	4.0 m	4.5 m	4.5 m
Min Interior Side Setback	1.2 m ¹	1.2 m ¹	1.2 m	1.2 m ¹
Min Flanking Side Setback	2.4 m	2.4 m	2.4 m	2.4 m
Min Rear Setback	7.5 m	1.2 m	5.5 m	4 m
Max Site Coverage	50% - 55%	52% - 55%	45% - 55%	55% - 58%

¹ For Zero Lot Line Development, a minimum interior side setback of 0 m on one side and 1.5 m on the other side.

Overall, the DC1 Provisions provide for efficient forms of low density housing and additional housing diversity within Alces while providing an appropriate interface and transition with adjacent low and medium density residential areas.

Alces Neighbourhood Structure Plan

Under the Alces NSP the areas covered by Charter Bylaw 20285 and Charter Bylaw 20287 are designated for Low Density Residential, which supports a variety of housing forms including single and semi-detached and zero lot line development. The area covered by Charter Bylaw 20286 is designated as Low Density (Street-Oriented), which prohibits front driveways and front garages, and encourages design features to engage the pedestrian realm and support natural surveillance of the street.

The proposed uses and regulations of the DC1 Provisions align with the Alces NSP.

Decoteau Area Structure Plan

The Decoteau ASP designates the rezoning areas as Residential, with opportunities for a range of residential densities, housing types, alternative site designs and unique building sites that contribute to a sustainable residential land use pattern and form. The proposed rezoning complies with the ASP.

The City Plan

The proposed rezoning aligns with The City Plan by accommodating future growth toward a population threshold of 1.25 million within Edmonton's existing boundaries. The Alces neighbourhood is identified as a target area for growth between 1 and 1.25 million people.

Technical Review

Transportation

Vehicular access shall only be granted from the rear alley for development upon these sites.

Drainage

Sanitary and storm servicing schemes shall follow the accepted Decoteau North Basin 1 Neighbourhood Design Report. Sanitary and storm sewer connections from Charlesworth are required to support the development.

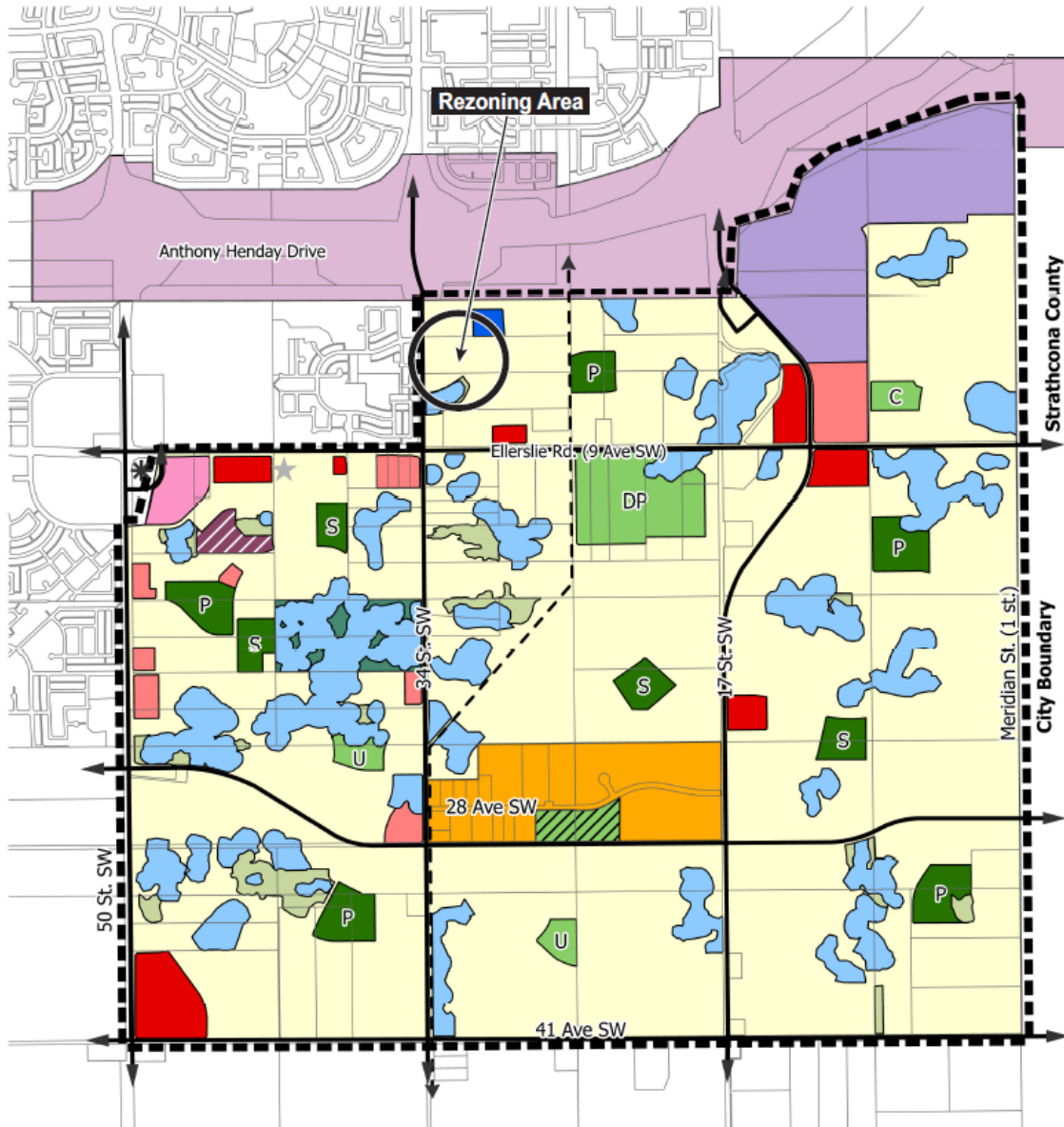
EPCOR Water

The accepted Hydraulic Network Analysis (HNA) for Decoteau Stages 1-5 will guide supply of water servicing for the rezoning sites. 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.

Appendices

- 1 Alces NSP Context Plan Map
- 2 Zoning Comparison Tables
- 3 Application Summary

Alces NSP Context Plan Map



**BYLAW 19537
DECOTEAU
Area Structure Plan
(as amended)**

- | | | |
|---|------------------------|------------------------------|
| Residential | Public School/Park | Non ER on City Owned Parcels |
| Existing Country Residential | Separate School/Park | Anthony Henday Drive (TUC) |
| Commercial / Office | District Activity Park | Arterial Roadway |
| Commercial / Office / Residential Mixed Use | Community Park | Utility ROW |
| Town Centre Mixed Use | Urban Village Park | Area Structure Plan Boundary |
| Business Employment | Existing Park (MR) | Civic Use |
| Institutional | Natural Area (MR) | Transit Centre |
| Institutional / Residential Mixed Use | Wetland (ER) | |

Zoning Comparison Tables

Charter Bylaw 20285

	Charter Bylaw 20285 Proposed DC1	(RF1) Single Detached Residential Zone	(RSL) Residential Small Lot Zone
Principal Building	Single or Semi-detached Housing with a Secondary Suite or Garden Suite	Single, Semi-detached, or Duplex Housing with opportunities for both a Secondary Suite and Garden Suite	Single Detached Housing with a Secondary Suite or Garden Suite
Maximum Height	12 m	10 m	10 m
Minimum Site Area	Single detached: 171 m ² Zero Lot Line: 150 m ² Semi-detached: 128 m ²	Single Detached: 250.8 m ² Semi-detached: 488.4 m ²	312 m ²
Minimum Site Width	Single detached: 7 m Zero Lot Line: 6.4 m Semi-detached: 5.5 m	Single Detached: 7.5 m Semi-detached: 14.8m ¹	10.4 m
Minimum Site Depth	23.5 m	Single Detached: 30 m Semi-detached: 30 m	30 m

¹ 12 m if the dwellings are arranged along the depth of the site rather than the width

Minimum Front Setback	4 m	3 m	5.5 m
Minimum Interior Side Setback	1.2 m ²	1.2 m ³	1.2 m
Minimum Flanking Side Setback	2.4 m	4.5 m	4.5 m
Minimum Rear Setback	1.2 m	7.5 m	7.5 m
Maximum Site Coverage	Single detached: 52% Zero Lot Line: 55% Semi-detached: 54%	Single Detached site greater than 300m ² and Semi-detached site greater than 600m ² : 40% Single Detached site less than 300m ² & Semi-detached site less than 600m ² : 42%	45% ⁴
Required Rear Access	Where the Site Abuts a Lane vehicular access shall be from the Lane.	N/A	N/A

² For Zero Lot Line Development, a minimum interior side setback of 0 m on one side and 1.5 m on the other side.

³ 3 m if no lane abutting the site

4.5 m on a corner site where the building faces the Front Lot Line or the Side Lot Line

⁴ Up to 2% to accommodate single storey Unenclosed Front Porches

Charter Bylaw 20286

	Charter Bylaw 20286 Proposed DC1	(RMD) Residential Mixed Dwelling Zone	(RF5) Row Housing Zone
Principal Building	Semi-detached or Multi-unit Housing	Single, Semi-detached, or Row Housing with a Secondary Suite or Garden Suite	Multi-unit Housing with a minimum density of 35 dwelling units per hectare
Maximum Height	12.5 m	10 m, or up to 12 m for Row Housing	10 m
Minimum Site Area	Semi-detached: 147 m ² Multi-unit: <ul style="list-style-type: none"> • Internal - 92m² • End - 121 m² 	Single Detached: 247 m ² Semi-detached ⁵ : 165 m ² - 228 m ² Row Housing ⁵ : <ul style="list-style-type: none"> • Internal - 150 m² • End - 150 m² - 195 m² 	125 m ²
Minimum Site Width	Semi-detached: 6.7 m Multi-unit: <ul style="list-style-type: none"> • Internal - 4.2 m • End - 5.5 m 	Single Detached: 7.6 m Semi-detached ⁵ : 5.5 m - 7.6 m Row Housing ⁵ : <ul style="list-style-type: none"> • Internal - 5 m • End - 5 m - 6.5 m 	5 m
Minimum Site Depth	24 m	30 m	20 m
Minimum Front Setback	4.5 m	4.5 m	4.5 m

⁵ Different depending on lane access and Zero Lot Line Development.

Minimum Interior Side Setback	1.2 m	1.2 m ⁶	1.2 m
Minimum Flanking Side Setback	2.4 m	2.4 m ⁷	3 m
Minimum Rear Setback	5.5 m	7.5 m ⁸	7.5 m
Maximum Site Coverage	Semi-detached: 45% Multi-unit: <ul style="list-style-type: none"> ● Internal - 55% ● End - 45% 	Single Detached: 47% Semi-detached: 45% Row Housing: <ul style="list-style-type: none"> ● Internal - 55% ● End - 45% Zero Lot Line Development: <ul style="list-style-type: none"> ● Single Detached - 53% ● Semi-detached - 55% ● Row Housing Internal - 55% ● Row Housing End - 55% 	50% ⁹
Rear Access	Where the Site Abuts a Lane vehicular access shall be from the Lane.	N/A	Where the Site Abuts a Lane, vehicular access shall be from the Lane.

⁶ For Zero Lot Line Development, 0 m on one side setback and 1.5 m for the other side setback.

⁷ Or 3.0 m where abutting a Treed Landscaped Boulevard.

⁸ Or 4.5 m for a corner lot.

⁹ Up to an additional 2% to accommodate single storey unenclosed front porches.

Charter Bylaw 20287

	Charter Bylaw 20287 Proposed DC1	(RF1) Single Detached Residential Zone	(RPL) Planned Lot Residential Zone
Principal Building	Single Detached Housing with opportunities for both a Secondary Suite and Garden Suite	Single, Semi-detached, or Duplex Housing with opportunities for both a Secondary Suite and Garden Suite	Single Detached Housing with a Secondary Suite or Garden Suite
Maximum Height	10 m	10 m	10 m
Minimum Site Area	238 m ²	Single Detached: 250.8 m ² Semi-detached: 488.4 m ²	247 m ²
Minimum Site Width	7 m	Single Detached: 7.5 m Semi-detached: 14.8m ¹⁰	7.6 m
Minimum Site Depth	34 m	Single Detached: 30 m Semi-detached: 30 m	30 m
Minimum Front Setback	4.5 m	3 m	4.5 m
Minimum Interior Side Setback	1.2 m ¹¹	1.2 m ¹²	1.2 m

¹⁰ 12 m if the dwellings are arranged along the depth of the site rather than the width

¹¹ For Zero Lot Line Development, a minimum interior side setback of 0 m on one side and 1.5 m on the other side.

¹² 3 m if no lane abutting the site; 4.5 m on a corner site where the building faces the Front Lot Line or the Side Lot Line

Minimum Flanking Side Setback	2.4 m	4.5 m	20% of the Site Width or 2.4 m, whichever is greater ¹³
Minimum Rear Setback	4 m	7.5 m	4 m
Maximum Site Coverage	Single detached: 55% Zero Lot Line: 58%	Single Detached site greater than 300m ² and Semi-detached site greater than 600m ² : 40% Single Detached site less than 300m ² & Semi-detached site less than 600m ² : 42%	Single Detached Housing: 47% Zero Lot Line: 53% All other uses: 47%
Rear Access	Where a Site Abuts a Lane at the Rear Lot Line, vehicle access shall only be from the Lane.	N/A	N/A

¹³ Where a Garage is attached to the principal building, and the vehicle doors of the Garage face a flanking public roadway other than a Lane, the distance between any portion of these vehicle doors and the flanking public roadway shall be not less than 4.5 m. The minimum Side Setback Abutting a Lane shall be 1.2 m.

Application Summary

Information

Application Type:	Rezoning
Charter Bylaws:	20285, 20286, 20287
Location:	North of Ellerslie Road SW and east of 34 Street SW
Addresses:	303 - 34 Street SW 503 - 34 Street SW
Legal Description(s):	Portions of Lot 2, Plan 707RS Portions of Lot 3, Plan 707RS
Site Area:	~4 ha
Neighbourhood:	Alces
Ward:	Sspomitapi
Notified Community Organization:	Meadows Community League
Applicant:	Stantec Consulting Ltd.

Planning Framework

Current Zones:	(PU) Public Utility Zone (RMD) Residential Mixed Dwelling Zone
Proposed Zones:	(DC1) Direct Development Control Provision
Plans in Effect:	Decoteau Area Structure Plan Alces Neighbourhood Structure Plan
Historic Status:	None

Written By:	Andrew Sherstone
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination