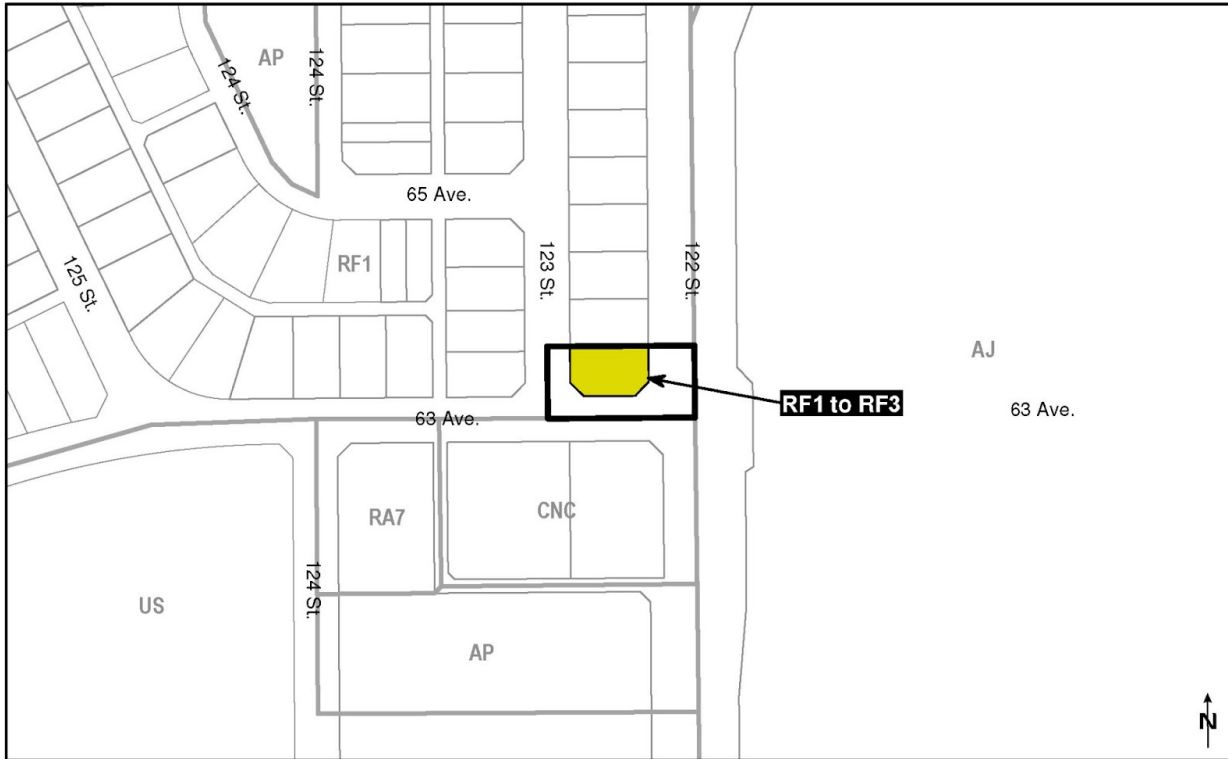


Administration Report Grandview Heights

Edmonton

6303 - 123 Street NW

To allow for small-scale infill development



Recommendation: That Charter Bylaw 20295 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.
- Borders a community hub containing park space, active recreation areas, a small commercial centre, and a school.
- Is located along the edge of the community and at a primary access point into the neighbourhood.
- Provides the opportunity to diversify housing options in Grandview Heights.

Application Summary

CHARTER BYLAW 20295 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 23, 2022, from Trike Construction Ltd (Chad Snihur).

Multi-unit Housing is a permitted use within the proposed RF3 Zone and is the key difference between the existing RF1 Zone and the proposed RF3 Zone. The RF3 Zone is considered appropriate in mature neighborhoods 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.

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, allows for a similar building scale to the existing zoning and raised little response to advance notification.

The Basic Approach included the following techniques:

Advance Notice, August 03, 2022

- Number of recipients: 13
- Number of responses with concerns: 3
- Number of responses with questions: 1

Webpage

- edmonton.ca/grandviewheightsplanningapplications

Common comments heard throughout the various methods include:

- There is a shortage of available on-street parking spaces in the neighbourhood, particularly during the University of Alberta School year, as many students park in the neighbourhood and walk to the South Campus LRT Station.
- Future residents will not choose to live a car-free lifestyle in this area as the community lacks nearby amenities.
- The property is too small for additional density, and any increase in housing units would be unsightly.

- While not opposed to the rezoning, as infill is a part of life now, there is concern with how on-site parking will be addressed at the Development Permit stage.

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

Site and Surrounding Area

The subject site is approximately 742 square metres in area, located on a corner lot along the neighbourhood's eastern edge and at a primary access point into the community. This entrance forms what could be described as a community hub, containing tennis courts, a community skating rink, a school, and a small commercial building. Beyond this community node, the remainder of Grandview Heights is zoned exclusively RF1. This is reflected in the built form of the community, which at 96 percent of available stock, has a much higher rate of Single Detached Housing than the City average (2016 Federal Census).

Grandview Heights does not share a border with any other neighbourhood. To the north and west is Whitemud Creek and to the south and east is the University of Alberta farm. However, the site is close to alternative modes of transportation with bus service along 122 Street NW and a nearby shared-use path that leads to the South Campus LRT station. The subject site is an approximately 12-minute walk to the South Campus LRT station.



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	(A) Alternative Jurisdiction Zone	Farm
South	(CNC) Neighbourhood Convenience Commercial Zone	Minor Service Station
West	(RF1) Single Detached Residential Zone	Single Detached House



View of the site looking east from 123 Street NW (Google Street View, September 2014)



View of the site looking northeast from 63 Avenue NW (Google Street View, May 2022)



View of the site looking west from 122 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; however, it does not have lane access. These roadways act as a buffer, helping to reduce the impacts of redevelopment. As such, the primary focus is along the site's northern boundary, where it shares a property line with a single detached house.

As none of the properties along the east side of 123 Street have lane access, on-site parking is accessed from the front street. Parking on the abutting property is connected to 123 Street by a roughly three metre-wide driveway along its southern property line. This functions similar to a lane in that it increases the spacing between buildings, further minimizing development impacts.

The regulations of the RF3 zone are largely equivalent to the RF1 zone. 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 available housing choice in the Grandview Heights 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 (123 Street)	7.0 - 10.9 m	6.4 - 7.0 m
Minimum Interior Side Setback	1.2 m	3.0 m
Minimum Flanking Side Setback (63 Avenue)	1.2 m	2.0 m
Minimum Rear Setback (122 Street)	14.0 m (40% of Site Depth)	14.0 m (40% of Site Depth)
Maximum Site Coverage	40%	45%
Maximum No Dwelling Units	Two (2) Principal Dwellings ¹	Four (4) Principal Dwellings ²
	RF1 + MNO: Current	RF3 + MNO: Proposed

¹ 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.

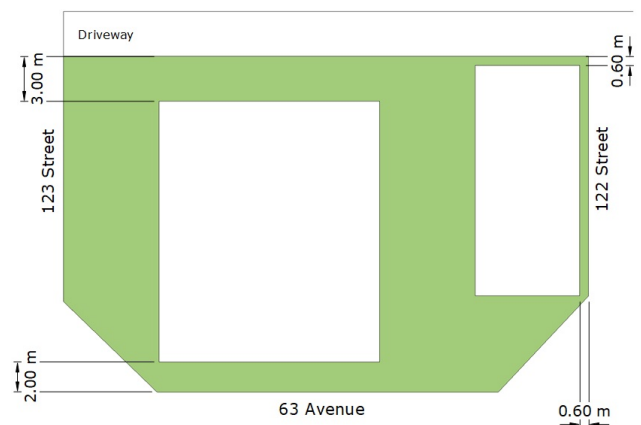
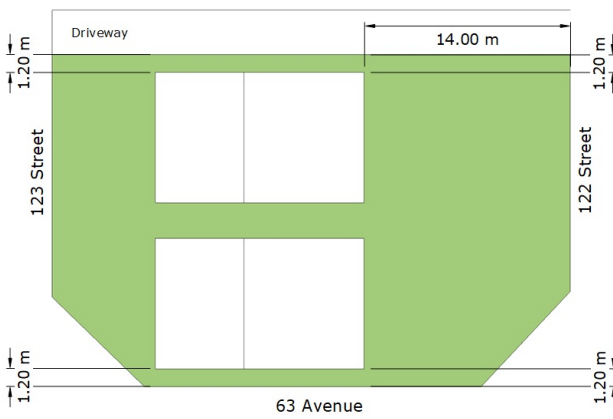
² Secondary Suites and Garden Suites are allowed with each existing principal dwelling, the likelihood of these suites diminishes as the number of principal dwellings increase. The applicant's current intent for the redevelopment is for three (3) Principal Dwellings.

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	3.1 m	2.0 m
Minimum Rear Setback	0.6 m	0.6 m	0.6 m	0.6 m

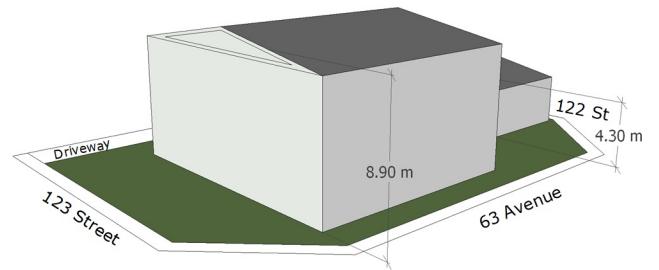
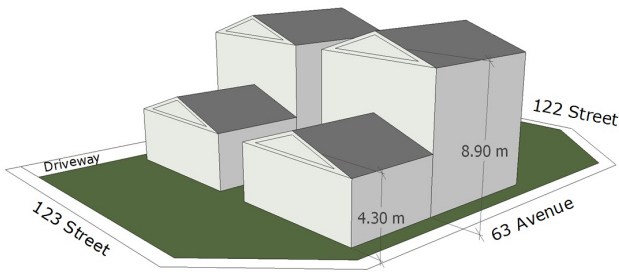
POTENTIAL RF1 BUILT FORM

POTENTIAL RF3 BUILT FORM

Top view



3D view



3D views are for illustration purposes only.

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 non-existent in the Grandview Heights community, this application helps achieve the goal of having 50% of new residential units added through infill city-wide.

Technical Review

Transportation

Access will only be permitted from 123 Street as part of the redevelopment of the site. Any modifications to the access shall not impact the curb extension at 123 Street and 63 Avenue, that was recently constructed as part of Grandview Heights Neighbourhood Renewal.

Transit

ETS operates local bus service near the site on 122 Street, connecting residents to South Campus LRT Station/Transit Centre. On-demand transit operates internally within Grandview Heights, with pick-up/drop-off stops located on collector roads throughout the neighbourhood.

A district rapid mass transit bus route is anticipated to operate on 122 Street in the future as part of the mass transit network associated with the 1.25 million population scenario of the Edmonton City Plan.

Drainage

The proposed zoning change will not significantly impact the sewer and drainage systems in the area.

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.

There is a significant deficiency in both required fire flow and on-street hydrant spacing adjacent to the property. To meet the City of Edmonton Design and Construction Standards, the applicant will need to construct a new hydrant on 123 Street NW.

All other comments from affected City Departments and utility agencies have been addressed.

Appendices

1 Application Summary

Application Summary

Information

Application Type:	Rezoning
Bylaw(s)/Charter Bylaw(s):	20295
Location:	North of 63 Avenue NW and east of 123 Street NW
Address(es):	6303 - 123 Street NW
Legal Description(s):	Lot 1, Block 14, Plan 600MC
Site Area:	742 square metres
Neighbourhood:	Grandview Heights
Ward:	Papastew
Notified Community Organization(s):	Grandview Heights Community League
Applicant:	Trike Construction % Chad Snihur

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:	Jordan McArthur
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination