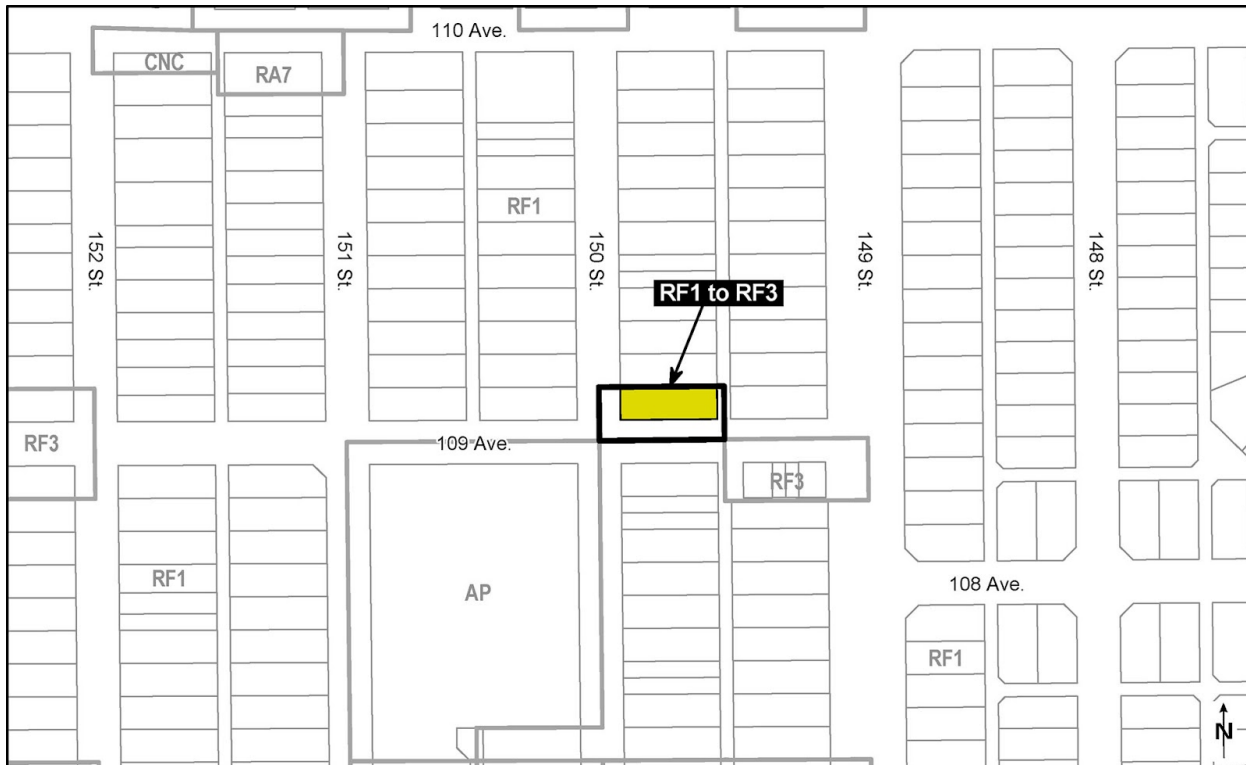


Administration Report High Park

Edmonton

10901 – 150 Street NW

To allow for a mix of small scale housing, High Park.



Recommendation: That Charter Bylaw 20296 to amend the Zoning Bylaw from the (RF1) Single Detached Residential Zone to the (RF3) Small Scale Infill Development Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Provides the opportunity for small-scale Multi-unit Housing in the High Park neighbourhood on a corner lot, where small-scale Multi-unit Housing is an appropriate and compatible form of development.
- Conforms with The City Plan target of adding 50% of new units through infill city-wide, while diversifying housing in the High Park Neighbourhood.

Application Summary

CHARTER BYLAW 20296 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 to allow for a mix of small scale housing, such as Single Detached Housing, Semi-detached Housing, Duplex Housing, and small scale Multi-unit Housing.

This application was accepted on July 11, 2022, from Styn Franken on behalf of Franken Homes.

This proposal aligns with The City Plan target of accommodating 50% of new units through infill city-wide, while diversifying the types of housing within the High Park Neighbourhood.

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 it proposes a rezoning to a standard zone of the same category in the Zoning Bylaw (RF1 to RF3) and it raised little response to advanced notification.

The Basic Approach included the following techniques:

Advance Notice, August 11, 2022

- Number of recipients: 31
- Number of responses with concerns: 0

Webpage

- edmonton.ca/highparkplanningapplications

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

Site and Surrounding Area

The subject site is approximately 682 square metres in area, located on a corner lot abutting two local roads and a lane within the interior of the High Park neighbourhood. Vehicular access to the subject site is from 109 Avenue NW. The site is in proximity to an on-street bike lane along 110 Avenue NW and an off-street bike route through Ken Newman Park. Bus service operates along 107 Avenue NW, 110 Avenue NW, and 149 Street NW. The site is in proximity to open space and gathering places such as Ken Newman Park, and a linear park along the west side of 149 Street NW which begins at the intersection of 149 Street NW and 107 Avenue NW heading southwards.



Aerial view of the 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 east from 150 Street NW.



View of the site looking north from 109 Avenue NW.



View of the site looking northwest from the Lane.

Planning Analysis

Land Use Compatibility

Small-scale Multi-unit Housing is compatible with the existing surrounding Single Detached built forms, and allows for a gentle increase in density in the High Park neighbourhood.

The RF3 regulations in combination with the Mature Neighbourhood Overlay (MNO) regulations, are similar to the current RF1 zoning. Rear setback, and height regulations are identical in both the RF1 and RF3 Zones. Key differences between the zones are the permitted number of units, site coverage and side setback regulations. The interior side setback within the proposed zone provides additional separation space than that required under the current RF1 Zone, ensuring that the development is sensitive to the abutting site to the north. The maximum site coverage is higher under the proposed zone than the current RF1 Zone, however, the height and setback requirements of the RF3 zone and the MNO minimize impacts to adjacent properties. Overall, the corner location of the property along with the regulatory requirements of the zoning bylaw provide proper transitions to the rest of the blockface. A comparison between the RF1 Zone and the RF3 Zone is available below:

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 (150 Street NW)	6.0 m - 9.0 m approx.	6.0 m approx.
Minimum Interior Side Setback	1.2 m	3.0 m
Minimum Flanking Side Setback (109 Avenue NW)	1.2 m	2.0 m
Minimum Rear Setback (Lane)	17.9 m (40% of Site Depth)	17.9 m (40% of Site Depth)
Maximum Site Coverage	40% ¹	45%

¹ A maximum Site Coverage of 40% would be applicable to each subdivided lot
Attachment 2 | File: LDA22-0347 | High Park

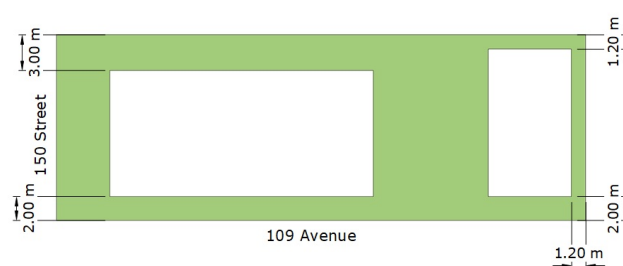
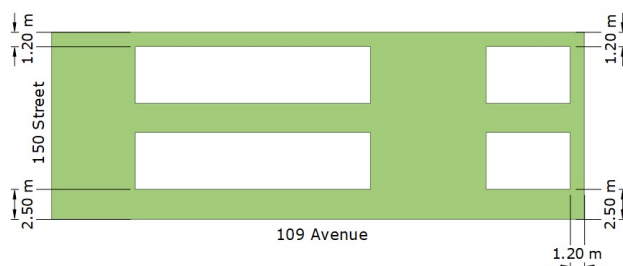
Maximum No. Principal Dwellings	Two (2) Principal Dwellings ²	Four (4) Principal Dwellings ³
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	RF1 + MNO: Current		RF3 + MNO: Proposed	
Accessory Building	Garden Suite	Detached Garage	Garden Suite	Detached Garage
Maximum Height	6.5 m	4.3 m	6.5 m	4.3 m
Minimum Interior Side Setback	1.2 m	0.6 m	1.2 m	0.6 m
Minimum Flanking Side Setback	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

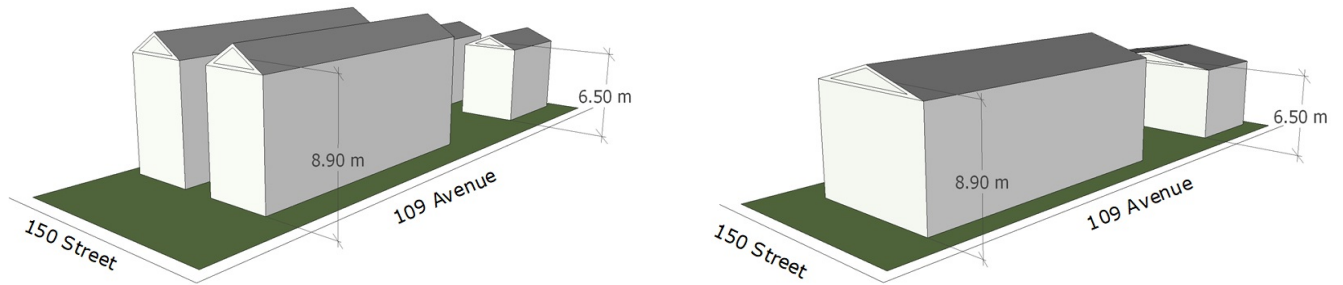
Top view



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.

3D view



Plans in Effect

The City Plan

The proposed rezoning adheres to the direction provided in the City Plan. The subject site is within, but at the edge of, the 149 Street Secondary Corridor. Secondary Corridors are defined as vibrant residential and commercial streets that serve as a local destination for surrounding communities. Typical massing/form envisioned along Secondary Corridors is low-rise and mid-rise built form, therefore, the proposed rezoning will act as a transition between the built form envisioned for the 149 Street Secondary Corridor and the interior of the High Park neighbourhood. The site is a small single corner lot surrounded by local roadways, and it is outside of the main intensification area identified in The City Plan during growth from 1-1.25 million which makes small-scale Multi-unit Housing appropriate on this site. Additionally, the proposed rezoning will help achieve The City Plan target of adding 50% of new units through infill city-wide, while diversifying housing types in the High Park neighbourhood.

Technical Review

Transportation

The site is well located to take advantage of the existing transportation infrastructure including 149 Street arterial. Upon the redevelopment of the site, vehicular access will be from the abutting lane.

Transit

ETS operates numerous bus routes (including frequent, local, crosstown and rapid service) near the rezoning site on 107 Avenue, 110 Avenue, 111 Avenue and 149 Street. Mass transit bus routes are anticipated to operate on 107 Avenue and 111 Avenue 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. Low Impact Development (LID) is recommended for the development allowed under the proposed zone. Details of any proposed LID would be reviewed at the Development Permit stage.

EPCOR Water

City of Edmonton Standards require hydrant spacing of 90 metres for the proposed zoning, and hydrant spacing in the area is approximately 111 metres. The existing hydrant spacing gap was considered acceptable after the Edmonton Fire Rescue Service's (EFRS) Guideline for Accepting Spacing Deficiencies was applied to determine risk. As a result, upgrades to the existing municipal on-street fire protection infrastructure are not required.

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):	20296
Location:	North of 109 Avenue NW, and east of 150 Street NW
Address(es):	10901 – 150 Street NW
Legal Description(s):	Lot 1, Block 69, Plan 2927HW
Site Area:	681.8 square metres
Neighbourhood:	High Park
Ward:	Nakota Isga Ward
Notified Community Organization(s):	High Park Community League
Applicant:	Styn Franken

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:

Saffron Newton

Tim Ford

Development Services

Planning Coordination