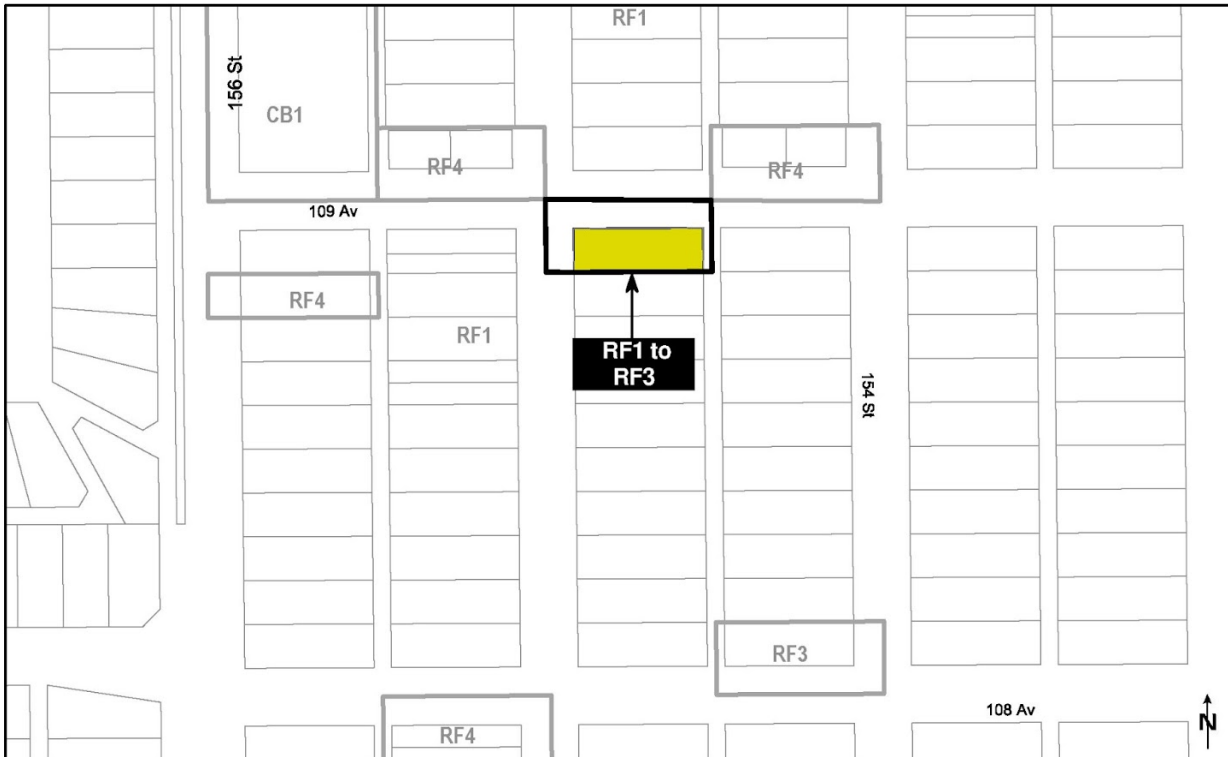


## 10847 – 155 STREET NW

To allow for a mix of small-scale housing



**Recommendation:** That Charter Bylaw 20305 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 increased density 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 20305** 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 Multi-unit Housing.

This application was accepted on July 20, 2022, from Situate Inc. on behalf of SWISH Developments.

This proposal aligns with The City Plan target of accommodating 50% of new units through infill city-wide while diversifying 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 the application 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 3, 2022

- Number of recipients: 30
- Number of responses with concerns: 2

### Webpage

- [edmonton.ca/highparkplanningapplications](http://edmonton.ca/highparkplanningapplications)

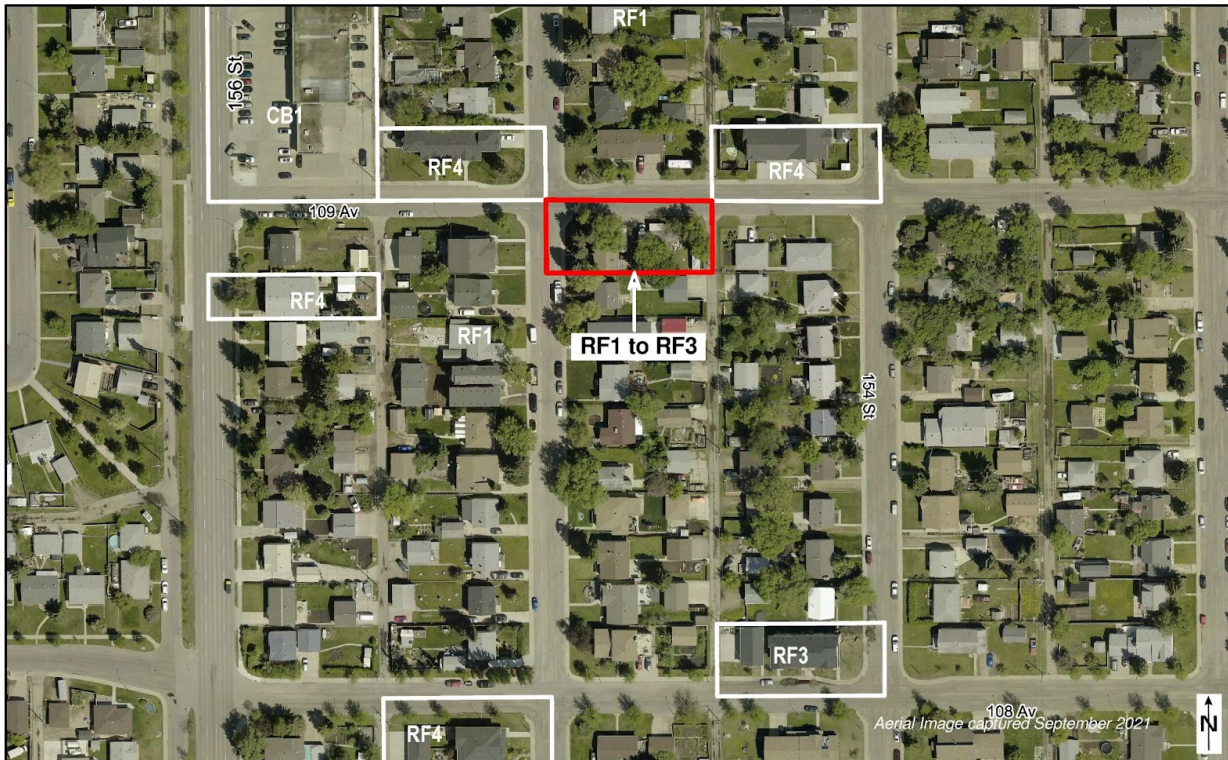
### Common comments heard throughout the various methods include:

- Supportive of infill, but there are too many units, consider 3-4 maximum (inclusive of Secondary Suites, and Garden Suites).
- Ownership is preferable to rental units.
- Mature trees should be protected.
- Increased traffic, noise, and safety issues will occur near the bump-outs at the nearby intersection.
- Increased density will result in additional cars using already restrained on-street parking.
- Increased density will result in additional garbage bins.

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 687 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 is from 109 Avenue NW. The site is in proximity to on-street bike routes along 110 Avenue NW, and along 153 Street NW, beginning at the intersection of 107 Avenue NW and 153 Street NW heading southwards. Bus service operates along 156 Street NW, 110 Avenue NW, and 107 Avenue NW. The site is in proximity to open space and gathering places such as Ken Newman Park, Patrick J. Ryan Park, High Park, Mayfield Park, Mayfield Public School, and Our Lady of Peace Catholic School.



*Aerial view of application area*

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(RF1) Single Detached Residential Zone	Single Detached House
<b>CONTEXT</b>		
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	Semi-detached Housing



*View of the site looking east from 155 Street NW*



*View of the site looking south from 109 Avenue NW*



*View of the site looking west from the lane*

# Planning Analysis

## The City Plan

The proposed rezoning adheres to the direction provided in The City Plan. The subject site is abutting the 156 Street Secondary Corridor. Secondary Corridors are defined as vibrant residential and commercial streets that serve as a local destination for surrounding communities. Typical massing 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 156 Street Secondary Corridor and the interior of the High Park neighbourhood. 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.

## Land Use Compatibility

Small-scale Multi-unit Housing is compatible with the existing surrounding Single Detached and Semi-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 RF3 Zone requires a more sensitive interior setback of 3.0 metres, while the RF1 zone requires only 1.2 metres. Overall, the corner location of the property, along with the regulatory requirements of the Zoning Bylaw provides proper transitions to the rest of the blockface. A comparison between the RF1 and the RF3 Zone is available below:

## RF1 & RF3 Comparison Summary

	<b>RF1 + MNO Current</b>	<b>RF3 + MNO Proposed</b>
<b>Principal Building</b>	Single Detached Housing Duplex Housing Semi-detached Housing	Multi-Unit Housing
<b>Maximum Height</b>	8.9 m	8.9 m
<b>Front Setback Range</b> (155 Street NW)	4.0 m - 7.0 m	3.0 m - 6.0 m
<b>Minimum Interior Side Setback</b>	1.2 m	3.0 m
<b>Minimum Flanking Side Setback</b> (109 Avenue NW)	2.5 m	2.0 m

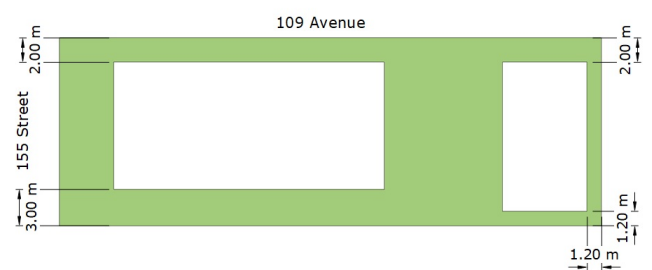
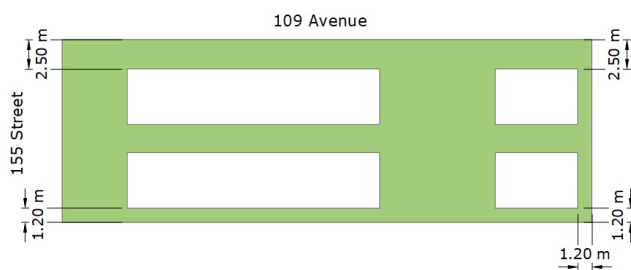
<b>Minimum Rear Setback (Lane)</b>	18.0 m (40% of Site Depth)	18.0 m (40% of Site Depth)
<b>Maximum Site Coverage</b>	40% <sup>1</sup>	45%
<b>Maximum No. Principal Dwelling Units</b>	Two (2) Principal Dwellings <sup>2</sup>	Four (4) Principal Dwellings <sup>3</sup>

	<b>RF1 + MNO: Current</b>		<b>RF3 + MNO: Proposed</b>	
<b>Accessory Building</b>	<b>Garden Suite</b>	<b>Detached Garage</b>	<b>Garden Suite</b>	<b>Detached Garage</b>
<b>Maximum Height</b>	6.5 m	4.3 m	6.5 m	4.3 m
<b>Minimum Interior Side Setback</b>	1.2 m	0.6 m	1.2 m	0.6 m
<b>Minimum Flanking Side Setback</b>	2.5 m	2.5 m	2.0 m	2.0 m
<b>Minimum Rear Setback</b>	1.2 m	1.2 m	1.2 m	1.2 m

### POTENTIAL RF1 BUILT FORM

### POTENTIAL RF3 BUILT FORM

#### Top view



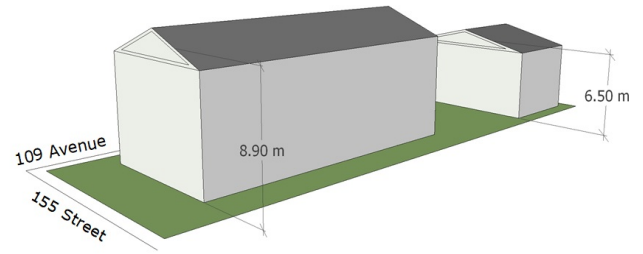
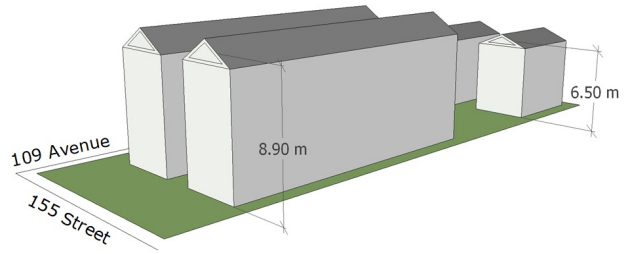
<sup>1</sup> A maximum Site Coverage of 42% would be applicable to each subdivided lot

<sup>2</sup> 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.

<sup>3</sup> 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.

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## 3D view



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## Technical Review

### Transportation

With redevelopment, site access shall be from the abutting lane only, and any existing access shall be removed. The owner will also be required to construct a sidewalk along the south side of 109 Avenue NW abutting the site.

### Transit

ETS currently operates a local bus service nearby on 110 Avenue and 156 Street. The site is roughly 150m walking distance to bus stops on 156 Street. Additional crosstown and rapid bus routes are also available nearby on 107 Avenue.

District mass transit routes are anticipated to operate on 107 Avenue and 156 Street in the future 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

Edmonton Fire Rescue Services has performed a risk-based Infill Fire Protection Assessment and determined that the site is functionally compliant with the municipal standards for hydrant spacing. Therefore, upgrades to the existing municipal fire protection infrastructure are not required. This could potentially be re-evaluated at the development permit stage.

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

# Appendices

## 1 Application Summary



## Application Summary

### Information

<b>Application Type:</b>	Rezoning
<b>Bylaw(s)/Charter Bylaw(s):</b>	20305
<b>Location:</b>	South of 109 Avenue NW and east of 155 Street NW
<b>Address(es):</b>	10847 155 Street NW
<b>Legal Description(s):</b>	Lot 10, Block 12, Plan 965AH
<b>Site Area:</b>	687 square metres
<b>Neighbourhood:</b>	High Park
<b>Ward:</b>	Nakota Isga Ward
<b>Notified Community Organization(s):</b>	High Park Community League
<b>Applicant:</b>	Allison Rosland

### Planning Framework

<b>Current Zone(s) and Overlay(s):</b>	(RF1) Single Detached Residential Zone, (MNO) Mature Neighbourhood Overlay
<b>Proposed Zone(s) and Overlay(s):</b>	(RF3) Small Scale Infill Development Zone, (MNO) Mature Neighbourhood Overlay
<b>Plan(s) in Effect:</b>	None
<b>Historic Status:</b>	None

Written By:	Saffron Newton
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination