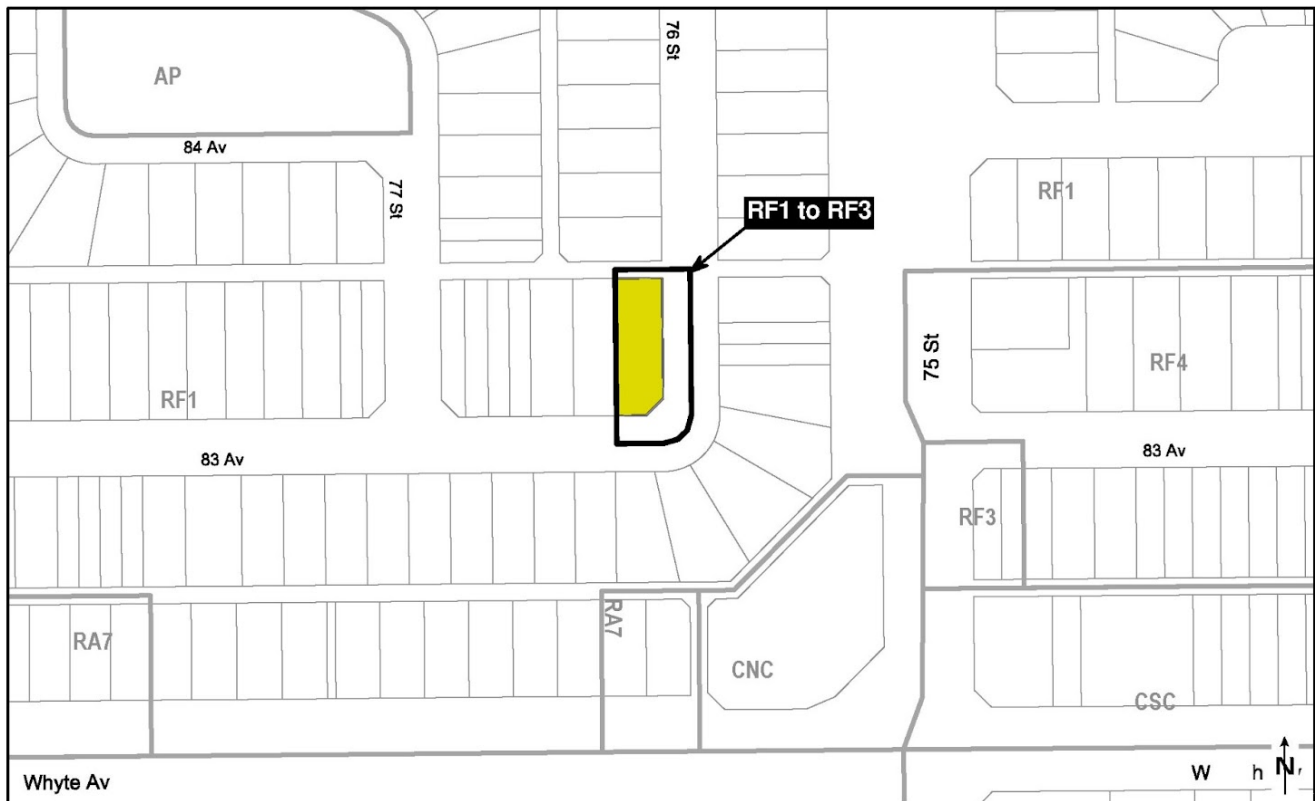


## 7604 - 83 Avenue NW

To allow for a mix of small scale housing



**Recommendation:** That Charter Bylaw 20306 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 for a sensitive increase in density on a corner site with appropriate setbacks to adjacent properties; and
- will provide a good transition between future higher intensification of the nearby corridors and the interior of the neighbourhood in conformance with The City Plan.

## Application Summary

**CHARTER BYLAW 20306** 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 for the purpose of accommodating a mix of small scale housing such as Single Detached Housing, Semi-Detached Housing or Multi-unit Housing up to approximately 4 or 5 principal dwellings.

This application was accepted on July 5, 2022 from Situate Inc. on behalf of Haynes Homes.

This proposal aligns with The City Plan's direction to focus intensification along key nodes and corridors and provide appropriate transitions into the interior of residential neighbourhoods.

## 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.

The Basic Approach included a mailed notification, a sign placed on the property and information put on the City's webpage.

**Advance Notice**, August 2, 2022

- Number of recipients: 35
- Number of responses in support: 2
- Number of responses with concerns: 10

### Webpage

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

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

- Street parking is already very congested and this will make it worse.
- The 83 Avenue NW/76 Street NW corner is narrow, has bad visibility and there is not enough road space for vehicles passing at the corner. Gets very congested in winter and is icy and slippery.
- There are already so many infills impacting the character of the neighbourhood. Don't want more.
- Don't want more sun shadow impacts/hurting growing plants.
- Subdividing and building two houses is enough, don't want 4-5 units on one lot.
- This is not compliant with direction in the Southeast Area Plan (repealed June 8, 2021)
- Concerned infill won't be affordable.
- Concerned about sewer capacity for additional units.

- Property currently in disrepair/problematic activity:
  - Opposed: Concerned new development won't be well kept either.
  - Support: Redevelopment would help solve this issue.
- Good location for more density near arterial roads and transit and close proximity to downtown.
- Will increase noise pollution, mainly construction.

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

## Site and Surrounding Area

This 805 m<sup>2</sup> site is located in the southeast portion of the Idylwyld Neighbourhood on the northwest corner of 83 Avenue NW and 76 Street NW. The site is in close proximity to 82 Avenue NW and 75 Street NW, both of which are arterial roads and have a frequent transit route. Nearby 79 Street NW has a frequent and local transit route and is also a designated on-street bike route. The site is located approximately 700 metres from the Bonnie Doon LRT Stop. There is a small nearby open space to the northwest and Dermott District Park is also easily accessible in the northwest corner of the neighbourhood. In addition to Bonnie Doon Mall to the west, various commercial uses are in close proximity along 82 Avenue NW at the corner of 75 Street NW as well as further east.



*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	Single Detached House



*View of the site looking northeast from 83 Avenue NW*



*View of the site looking southwest from 76 Street NW*

# Planning Analysis

## The City Plan

82 Avenue NW and 75 Street NW (south of 82 Avenue NW) are considered Secondary Corridors within The City Plan. Depending on their context, Secondary Corridors can vary from 1 to 3 blocks wide and the typical mass/form is anticipated to be low-rise and/or mid-rise. Given that these two nearby intersecting arterial roads and Secondary Corridors are wide (including a service road on 82 Avenue NW) and carry transit, they would likely be considered good candidates for intensification with low rise developments, at a minimum. While exact boundaries for these corridors are currently being worked on through the District Planning project, the proposed rezoning site is not likely to be considered within the Secondary Corridor, but rather just outside it. This puts it at a transition point from the corridor to the interior of the community and the sensitive increase in density proposed by the RF3 Zone is well suited for such a transitional location, especially at a corner site.

## Land Use Compatibility

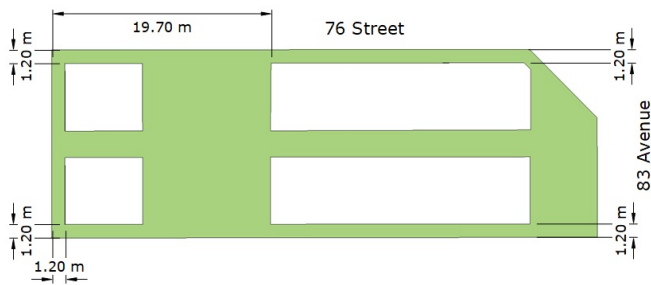
The surrounding RF1 Zone and the proposed RF3 Zone are entirely compatible and exist adjacent to each other throughout the city. The RF3 Zone allows for a greater mix of small scale housing options with a slight increase in density, which is appropriate for a corner site on the interior of a neighbourhood. Assuming a subdivision of the lot under the current RF1 Zone and row housing under the proposed RF3 Zone, the maximum height, and the minimum front and rear setbacks are the same, but the proposed RF3 Zone would have larger side setbacks and slightly more site coverage. The proposed RF3 Zone would also allow for three more principal dwellings.

## RF1 & RF3 Comparison Summary

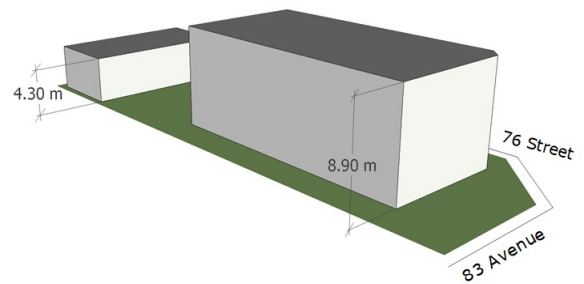
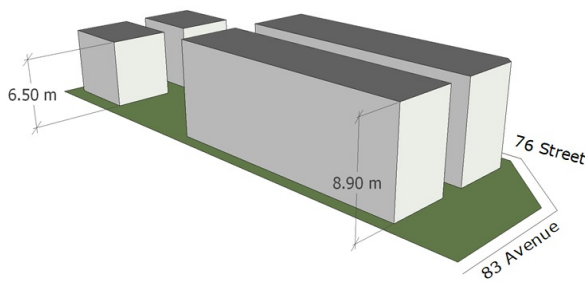
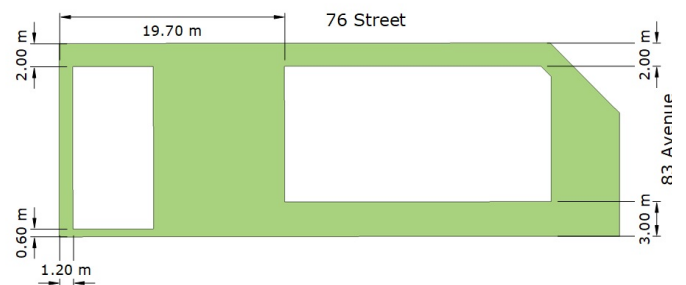
	<b>RF1 + MNO Current</b>	<b>RF3 + MNO Proposed</b>
<b>Principal Building</b>	Single Detached Housing	Multi-Unit Housing
<b>Maximum Height</b>	8.9 m	8.9 m
<b>Minimum Front Setback</b> (83 Avenue NW)	6.0 m	6.0 m
<b>Minimum Interior Side Setback</b>	1.2 m	3.0 m

<b>Minimum Flanking Side Setback</b> (76 Street NW)	1.2 m	2.0 m
<b>Minimum Rear Setback</b>	19.7 m (40% of Site Depth)	19.7 m (40% of Site Depth)
<b>Maximum Site Coverage</b>	40% <sup>1</sup>	45%
<b>Maximum Number of Principal Dwellings</b>	Two <sup>2</sup>	Five <sup>3</sup>

### POTENTIAL RF1 BUILT FORM



### POTENTIAL RF3 BUILT FORM

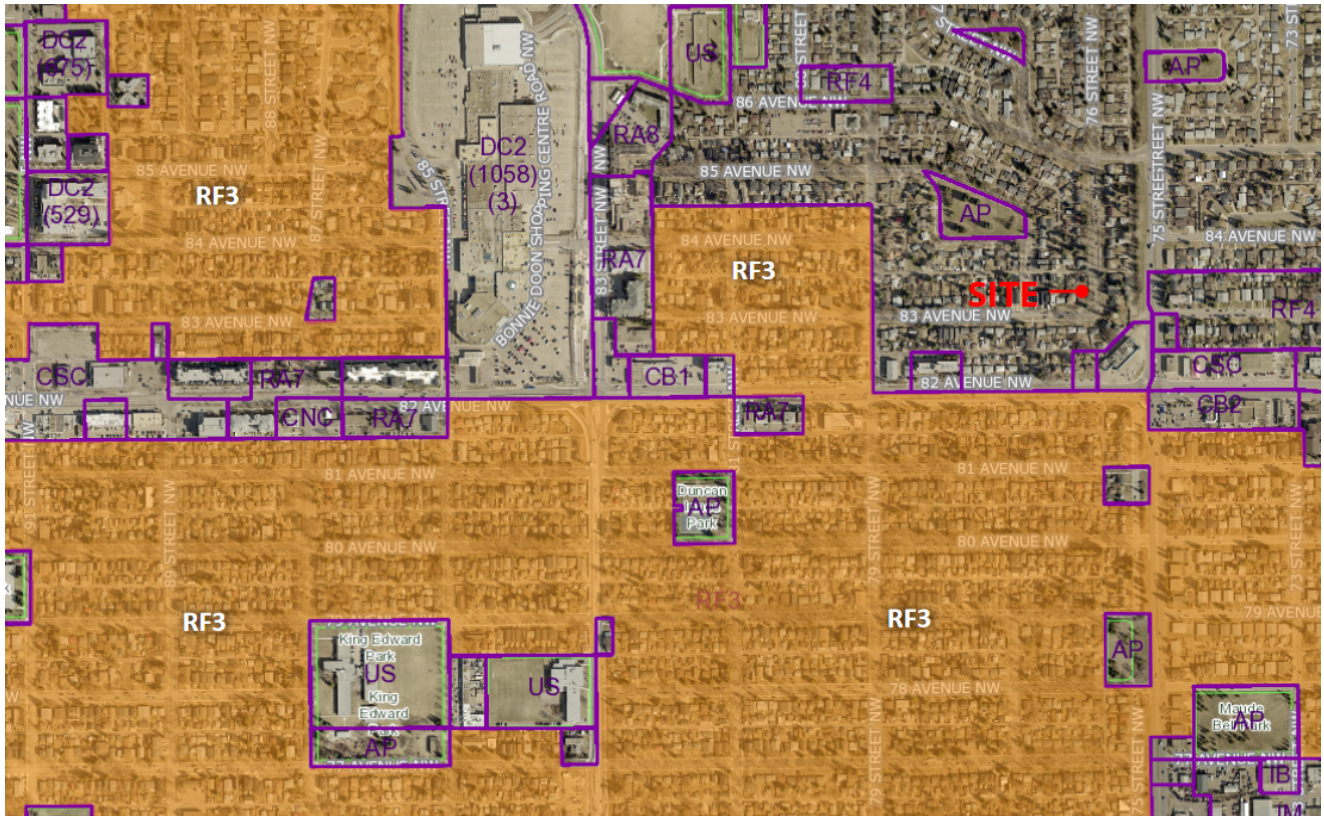


The additional opportunities provided by the proposed RF3 Zone are very common in this part of the city. Several blocks in the southwest portion of Idylwyld already have RF3 Zoning and nearby neighbourhoods such as King Edward Park to the south and Bonnie Doon to the west are almost entirely zoned RF3.

<sup>1</sup> A maximum Site Coverage of 40% would be applicable to each subdivided lot

<sup>2</sup> Lot Subdivision would be required to accommodate two Single Detached principal dwellings under RF1. Semi-detached could be built without subdividing under RF1.

<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.



Map showing nearby RF3 Zoning in orange

## Technical Review

### Transportation

With redevelopment of the site, vehicular access will be from the adjacent lane. The road section where 83 Avenue NW connects with 76 Avenue NW was reviewed following feedback from area residents. Parking restriction signs were installed along the 76 Street NW and 80 Avenue NW curve in mid 2021 to improve safety and to provide an adequate turning path for emergency vehicles.

### Drainage

Sanitary servicing can be provided from the combined sewer system in the surrounding area and is not expected to have a significant impact on the existing drainage infrastructure. Low Impact Development (LID) is recommended to accommodate storm servicing for development allowed under the proposed zone. Details of the LID will 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 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>Charter Bylaw:</b>	20306
<b>Location:</b>	Northwest corner of 83 Avenue NW and 76 Street NW
<b>Address:</b>	7604 - 83 Avenue NW
<b>Legal Description:</b>	Lot 28, Block 13, Plan 4892HW
<b>Site Area:</b>	805 m <sup>2</sup>
<b>Neighbourhood:</b>	Idylwylde
<b>Ward:</b>	Métis
<b>Notified Community Organizations:</b>	Idylwylde Community League South East Community Leagues Association
<b>Applicant:</b>	Situate Inc.

### Planning Framework

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

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