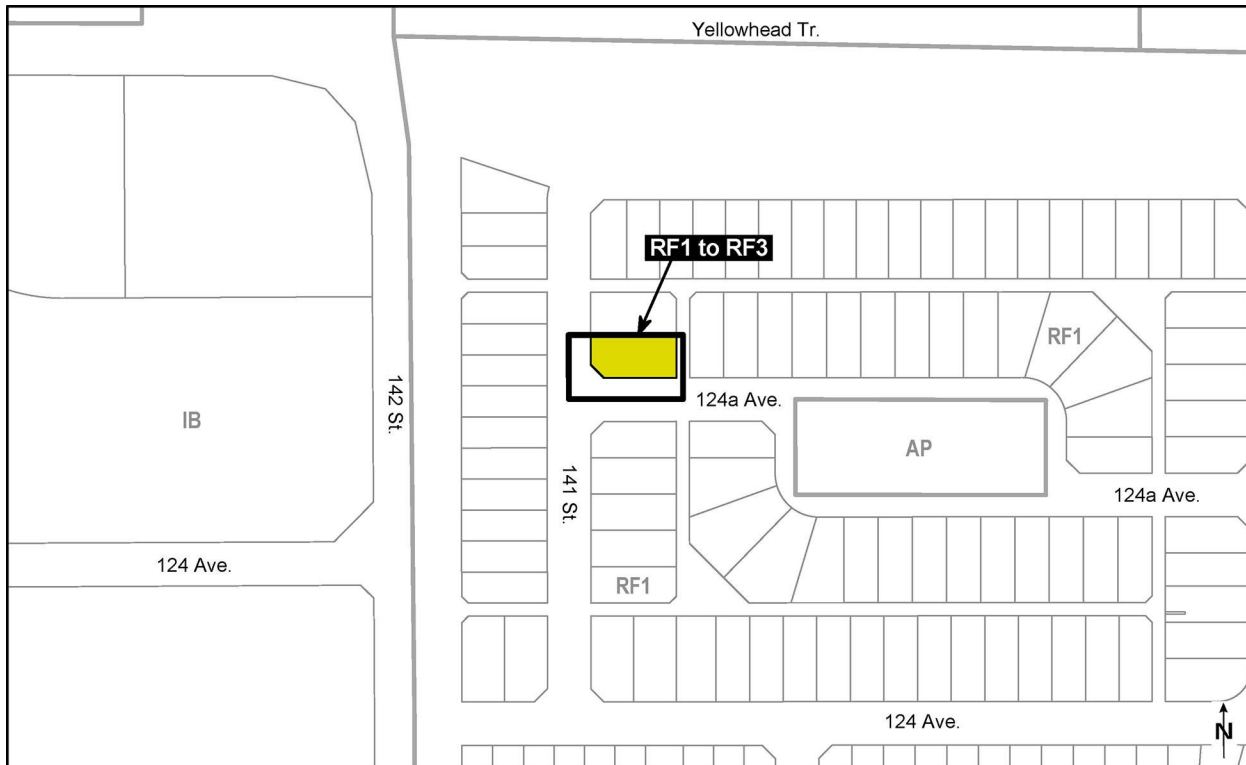


## 12441 - 141 Street NW

To allow for small scale infill development



**Recommendation:** That Charter Bylaw 20161 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:

- Provides the opportunity for increased density and housing diversity in the Dovercourt neighbourhood.
- Is located on a corner lot, where row housing is an appropriate and compatible form of development.
- Provides sensitive transitions and setbacks to adjacent properties.

## Application Summary

**CHARTER BYLAW 20161** will amend the Zoning Bylaw, as it applies to the subject site, from the (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone. The purpose of the (RF3) Zone is to provide for a mix of small scale housing such as Single Detached, Duplex, Semi-detached, and Multi-unit Housing.

This land use amendment application was submitted by Ndura Developments on March 26, 2022. The rezoning would increase the potential number of principal dwellings allowed on the site to five, depending on the future building design. As a corner lot, in the neighbourhood interior, the subject site is considered an appropriate location for the gentle increase in density provided by the RF3 Zone.

## 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 standard zone of the same category in the Zoning Bylaw and aligns with the objectives of The City Plan.

The Basic Approach included the following techniques:

### **Advance Notice**, April 22, 2022

- Number of recipients: 31
- Number of responses with concerns: 14
- Number of responses with questions: 1

### **Webpage**

- [edmonton.ca/dovercourtplanningapplications](https://edmonton.ca/dovercourtplanningapplications)

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

- Row housing is an inappropriate building type in this location and will not fit in with the single family character of the neighbourhood; furthermore, row housing will attract renters, leading to increased nuisance conditions.
- The RF3 Zone allows for too much density and will lead to decreased property values in the area.

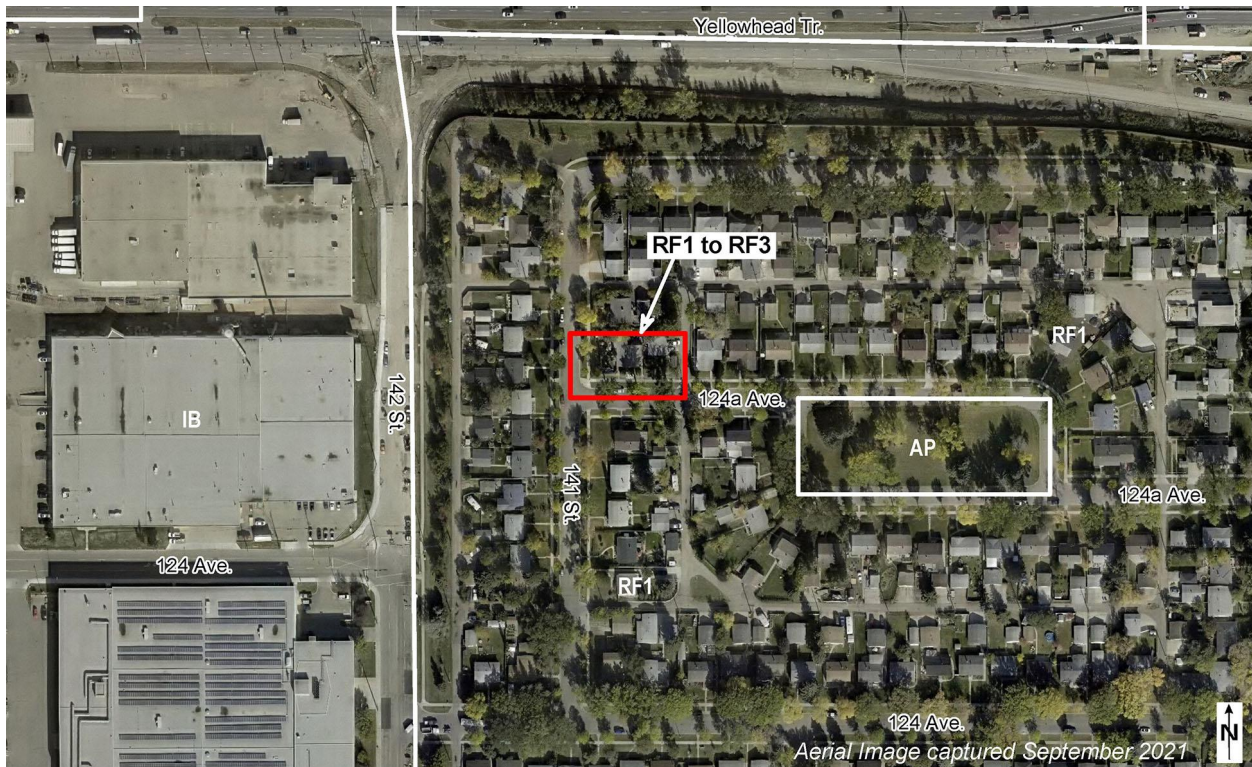
- The increased number of dwellings will result in more vehicular traffic in the community. In addition, the site is not large enough to adequately accommodate sufficient numbers of on-site parking spaces. This will generate increased competition for on-street parking.
- Having row housing oriented towards 124a Avenue will generate a large building wall facing the abutting property. This will lead to a loss of privacy and reduced enjoyment of backyard space.
- Increasing the allowable building size will create a loss of sunlight for neighbouring properties.
- Redevelopment of the property will result in increased drainage into the rear lane.

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

## **Site and Surrounding Area**

This rezoning application consists of one corner lot located within the interior of the Dovercourt neighbourhood. The site is surrounded by small-scale residential development in the form of one storey single detached housing, a building type that represents 83 per cent of available choice in the community (2016 Federal Census). Redevelopment impacts on neighbourhood properties will be lessened as the site abuts roadways on three sides.

The property is located one block east of 142 Street, a busy arterial road that separates Dovercourt from the Dominion Industrial Park. Transit is accessible 350 metres to the south near the intersection of 142 St and 123 Avenue, and more stops are located along Dovercourt Avenue and St. Albert Trail, but requires a longer walk to access. Additional amenities in the neighbourhood include three schools and several parks, including a small park less than a 100 metre walk away.



*Aerial view of application area*

	EXISTING ZONING	CURRENT USE
<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 east from 141 Street NW (Google Street View, October 2020)*



*View of the site looking north from 124a Avenue NW (Google Street View, August 2015)*



*View of the site looking west from rear lane (Google Street View, August 2015)*

## Planning Analysis

### Land Use Compatibility

The subject property is a corner site, surrounded by roadways on three sides, and located in a mature neighbourhood. The regulations of the RF3 Zone, in conjunction with those of the Mature Neighbourhood Overlay (MNO), are largely equivalent to the RF1 Zone. Front and 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.

For these reasons, the proposed rezoning is considered to be sensitive intensification while increasing housing choice in the neighbourhood by permitting building types that remain under-represented in the Dovercourt community, particularly north of Dovercourt Avenue.

### 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> (141 Street)	7.9 m - 11.2 m	6.7 m - 7.0 m
<b>Minimum Interior Side Setback</b>	1.2 m	3.0 m
<b>Minimum Flanking Side Setback</b> (124a Avenue)	1.2 m	2.0 m
<b>Minimum Rear Setback</b> (Lane)	15.9 m (40% of Site Depth)	15.9 m (40% of Site Depth)

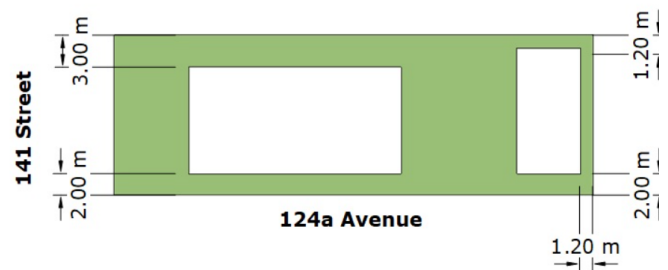
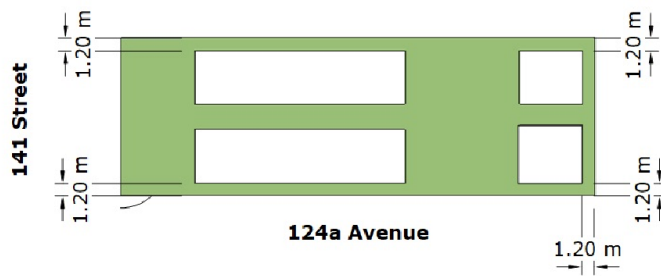
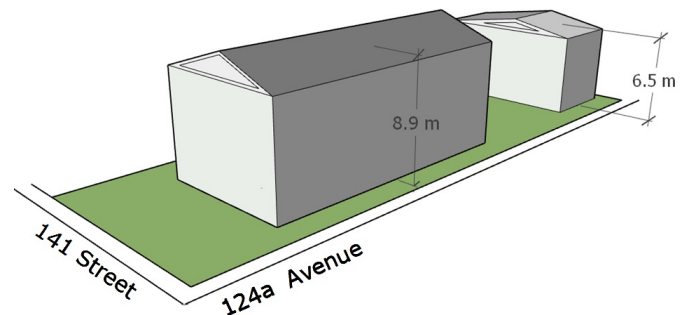
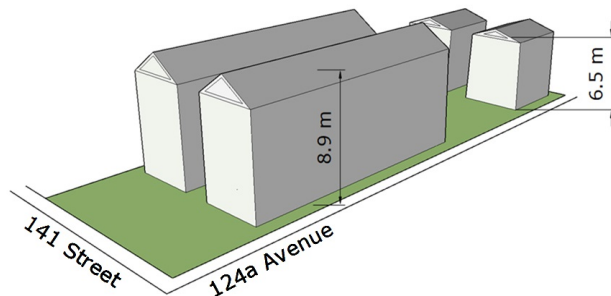
<b>Maximum Site Coverage</b>	40% <sup>1</sup>	45%
<b>Maximum No Dwelling Units</b>	Two (2) Principal Dwellings <sup>2</sup> Two (2) Secondary Suites <sup>2</sup> Two (2) Garden Suites <sup>2</sup>	Five (5) Principal Dwellings <sup>3</sup> Five (5) Secondary Suites <sup>3</sup> Five (5) Garden Suites <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>	1.2 m	1.2 m	2.0 m	2.0 m
<b>Minimum Rear Setback</b>	1.2 m	1.2 m	1.2 m	1.2 m

<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 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. The applicant's current intent for the redevelopment is for three (3) Principal Dwellings.

**Top view****3D view****THE CITY PLAN**

The proposed rezoning aligns with the goals and objectives of The City Plan, which encourages increased density at a variety of scales and designs. By enabling a minimal increase in dwelling units, and allowing for building types that are underrepresented in the Dovercourt community, this application helps achieve the goal of having 50% of new residential units added through infill city-wide.

**Technical Review****Transportation**

Upon redevelopment of the site, vehicle access must be to the abutting alley to conform with the Mature Neighbourhood Overlay.



## **Drainage**

Development allowed under the proposed zone would not have a significant impact on existing drainage infrastructure.

## **EPCOR Water**

The existing water service is not of sufficient size for the proposed development. Water demands and service capacity must be reviewed to determine the size of service needed to provide adequate water supply. The applicant/owner will be responsible for all costs associated with changes to the existing water infrastructure required by this application.

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>	20161
<b>Location:</b>	North of 124a Avenue NW and east of 141 Street NW
<b>Address:</b>	12441-141 Street NW
<b>Legal Description(s):</b>	Lot 15, Block 8, Plan 6013HW
<b>Site Area:</b>	765.9 square metres
<b>Neighbourhood:</b>	Dovercourt
<b>Ward:</b>	Anirniq
<b>Notified Community Organization(s):</b>	Dovercourt Community League
<b>Applicant:</b>	Ndura Developments

### 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:  
Approved By:  
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Development Services  
Planning Coordination