

# Administration Report Central McDougall

Edmonton

## 10806 - 106 Street NW

To allow for small scale infill development.



**Recommendation:** That Bylaw 20170 to amend the Central McDougall/Queen Mary Park Area Redevelopment Plan and Charter Bylaw 20171 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone be **APPROVED**.

Administration is in **SUPPORT** of this application because:

- it aligns with infill objectives of The City Plan by increasing density at an appropriate location;
- it provides increased opportunity for housing diversity in the Central McDougall neighborhood; and
- it proposes development that appropriately scales and fits with surrounding built forms.

## Report Summary

BYLAW 20170 will amend Map 5 the Central McDougall/Queen Mary Park Area Redevelopment Plan (ARP) from single family residential to row housing in order to reflect the proposed zoning.

CHARTER BYLAW 20171 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 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 February 22, 2022, from Span Architecture on behalf of property owner Palwinder Kaur Dhaliwal.

This proposal is in alignment with the goals and policies of The City Plan (MDP) 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 Broadened Approach. This approach was selected because the development is located in an area where previous applications have prompted extensive public response. The Broadened Approach included the following public engagement techniques:

### **Advance Notice, March 9, 2022**

- Number of recipients: 49
- Number of responses with concerns: 3

### **Community League/Proponent Meeting, April 14, 2022**

- Number of attendees: 6

### **Comments and concerns raised:**

- Increased units will contribute to vehicular congestion with potential parking impacts to the neighbourhood.
- Intended row housing is not in keeping with the single detached residential nature of the neighbourhood.

- The City should honor the ARP and protect the remaining single family homes to better provide for people at all stages of life.
- Concerns about the potential to rent the units contributing towards the existing transient nature of the neighbourhood and its oversupply of rental units.
- Additional square footage for each unit is desired for families to live in.
- Adequate amenity areas should be provided for all proposed units.
- Encourage a community that appeals towards a variety of demographic types and at different price points for affordable housing.

### **Webpage**

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

## **Site and Surrounding Area**

The subject site is approximately 700 square meters in area, located on the west side of 106 Street NW and approximately 15.5 m north of 108 Avenue NW within the northern portion of the Central McDougall. The property is currently developed with a Single Detached House. Vehicular access to an existing detached garage is through the rear lane west of the site. The property is three blocks south of Kingsway NW, an arterial road and transit corridor bordering the north edge of the neighborhood. The site is approximately 600 metres walking distance to the Kingsway/Royal Alexandra Hospital Transit Centre and LRT Station to the north. Additional transit access is available along 109 Street NW approximately 290 meters to the west and along 107 Avenue approximately 250 m to the south where additional bus services are located.

The surrounding area is generally developed with a mix of single detached housing, semi-detached, row housing and low rise apartments. Commercial amenities for this area include business located along 107 Avenue, Kingsway NW and Kingsway mall to the north.



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<br>4-storey Apartment |
| East                | (DC2) Site Specific Development Control Provision | Semi-Detached and Row Housing               |
| South               | (RF1) Single Detached Residential Zone            | Single Detached House                       |
| West                | (RF1) Single Detached Residential Zone            | Single Detached House                       |





*View of the site looking west from 106 Street NW*



*View of the site looking east from the rear lane*

## Planning Analysis

### The City Plan

The City Plan seeks to enable ongoing residential infill at a variety of scales, densities and designs within all residential areas to support the ongoing evolution of communities. The proposal for row housing at this location is appropriate for this context adjacent to single detached homes, semi-detached and row housing. As this area transitions to further densification in the future as part of the Central District, this proposal will also help meet the goal of 50% of net new units added through infill as set by The City Plan.

### Plan in Effect

The site is referenced within the Central McDougall/Queen Mary Park Area Redevelopment Plan (ARP) identifying the immediate area for the protection of single family housing under Map 5 - Central McDougall Concept Plan. The ARP further references a lack of housing choices for families in Central McDougall, highlighting that 86% of the housing in the neighbourhood are walk-up apartments. The 2016 Federal Census similarly indicates slightly higher at 95% of dwelling types are apartment forms and that only 3.2% of the dwelling types are in the form of single-detached houses. Row houses represent only 0.4% of housing stock in the community.

To support the rezoning, this application proposes to update Map 5 of the ARP to reflect the proposed row housing built form which is currently underrepresented and would support the neighborhood's vision of a well-balanced blend of housing options.

## Land Use Compatibility

The proposed residential use and potential built form are compatible with the surrounding residential uses and smaller scale houses.

The RF3 regulations which control the built form, in combination with the MNO regulations, are similar to its current RF1 zoning (See comparison summary below). The maximum site coverage is higher under the RF3 zone than the RF1, however, the maximum built form shall follow the height and setback requirements of the RF3 zone and additional MNO requirements in order to ensure limited impacts to adjacent properties.

### RF1 & RF3 Comparison Summary

|                                      | <b>RF1 + MNO<br/>Current</b>  | <b>RF3 + MNO<br/>Proposed</b>  |
|--------------------------------------|---|--|
| <b>Principal Building</b>            | Single Detached Housing   | Multi-Unit Housing (Row Housing)   |
| <b>Maximum Height</b>                | 8.9 m   | 8.9 m  |
| <b>Front Setback Range</b>           | 9.4 m - 12.4 m  | 9.4 m - 12.4 m   |
| <b>Minimum Interior Side Setback</b> | 1.2 m   | 1.2 m  |
| <b>Minimum Rear Setback (Lane)</b>   | 18.3 m<br>(40% of Site Depth)   | 18.3 m<br>(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><br>Two (2) Secondary Suites <sup>2</sup><br>Two (2) Garden Suites <sup>2</sup> | Four (4) Principal Dwellings <sup>3</sup><br>Four (4) Secondary Suites <sup>3</sup><br>Four (4) Garden Suites <sup>3</sup> |

<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.

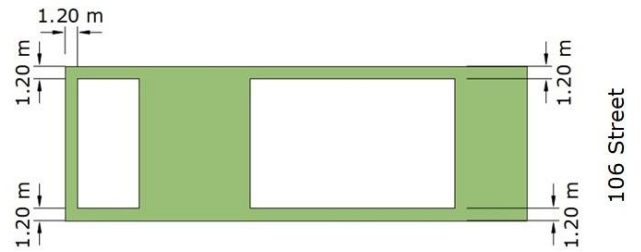
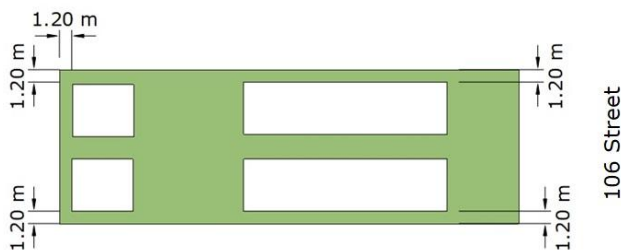
<sup>3</sup> Secondary Suites and Garden Suites are allowed with each existing principal dwelling, the likelihood of these suites diminishes as the number of principal dwellings increase. The applicant's current intent for the redevelopment is for three (3) Principal Dwellings.

|                               | 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 Rear Setback          | 1.2 m              | 1.2 m           | 1.2 m               | 1.2 m           |

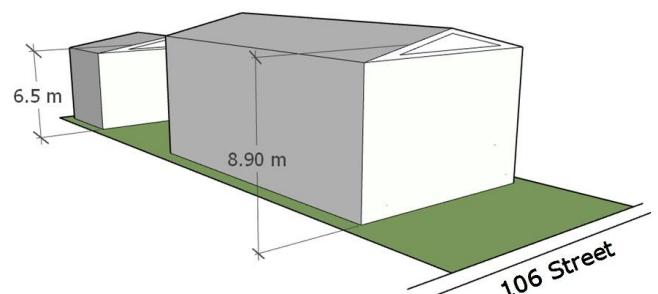
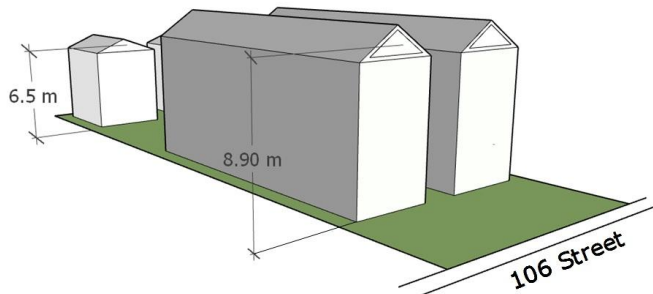
#### POTENTIAL RF1 BUILT FORM

#### POTENTIAL RF3 BUILT FORM

##### Top view



##### 3D view



## Technical Review

### Transportation

With the redevelopment of the site, vehicular access shall only be granted from the rear alley in order to conform with the Zoning Bylaw regulations under the Mature Neighbourhood Overlay.

## **Drainage**

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

## **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.

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

## **Appendices**

- 1 Application Summary



## Application Summary

### Information

|   |   |
|---|---|
| <b>Application Type:</b>                | Plan Amendment and Rezoning                   |
| <b>Bylaw and Charter Bylaw:</b>         | 20170 and 20171                               |
| <b>Location:</b>                        | North 108 Avenue NW and west of 106 Street NW |
| <b>Address:</b>                         | 10806 - 106 Street NW                         |
| <b>Legal Description:</b>               | Lot 465, Block 6, Plan 7540AH                 |
| <b>Site Area:</b>                       | 696.9 m <sup>2</sup>                          |
| <b>Neighbourhood:</b>                   | Central McDougall                             |
| <b>Ward:</b>                            | O-day/min                                     |
| <b>Notified Community Organization:</b> | Central McDougall Community League            |
| <b>Applicant:</b>                       | Span Architecture                             |

### Planning Framework

|                                   |   |
|-----------------------------------|---|
| <b>Current Zone and Overlay:</b>  | (RF1) Single Detached Residential Zone<br>(MNO) Mature Neighbourhood Overlay    |
| <b>Proposed Zone and Overlay:</b> | (RF3) Small Scale Infill Development Zone<br>(MNO) Mature Neighbourhood Overlay |
| <b>Plan in Effect:</b>            | Central McDougall/Queen Mary Park Area Redevelopment Plan                       |
| <b>Historic Status:</b>           | None  |

|              |                       |
|--------------|-----------------------|
| Written By:  | Marty Vasquez         |
| Approved By: | Tim Ford              |
| Branch:      | Development Services  |
| Section:     | Planning Coordination |