

10611 - 144 Street NW

To allow for a mix of small-scale housing, Grovenor.



Recommendation: That Charter Bylaw 20330 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 for a gentle increase in density on a corner lot, where Multi-unit Housing in the form of row housing is an appropriate form of development.
- Conforms with The City Plan target of adding 50% of new units through infill city-wide, while diversifying housing types in the Grovenor neighbourhood.
- Provides sensitive transitions and setbacks to adjacent properties.

Application Summary

CHARTER BYLAW 20330 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. 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.

The application was accepted on August 30, 2022, from Green Space Alliance on behalf of the property owner.

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 Grovenor 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 proposed a rezoning to a standard zone of the same category and raised little response to advance notifications. The Basic Approach included the following techniques:

Advance Notice, September 09, 2022

- Number of recipients: 37
- Number of responses in opposition: 2
- Number of responses with questions: 2

Webpage

- edmonton.ca/grovenorplanningapplications

Common comments heard throughout the various methods include:

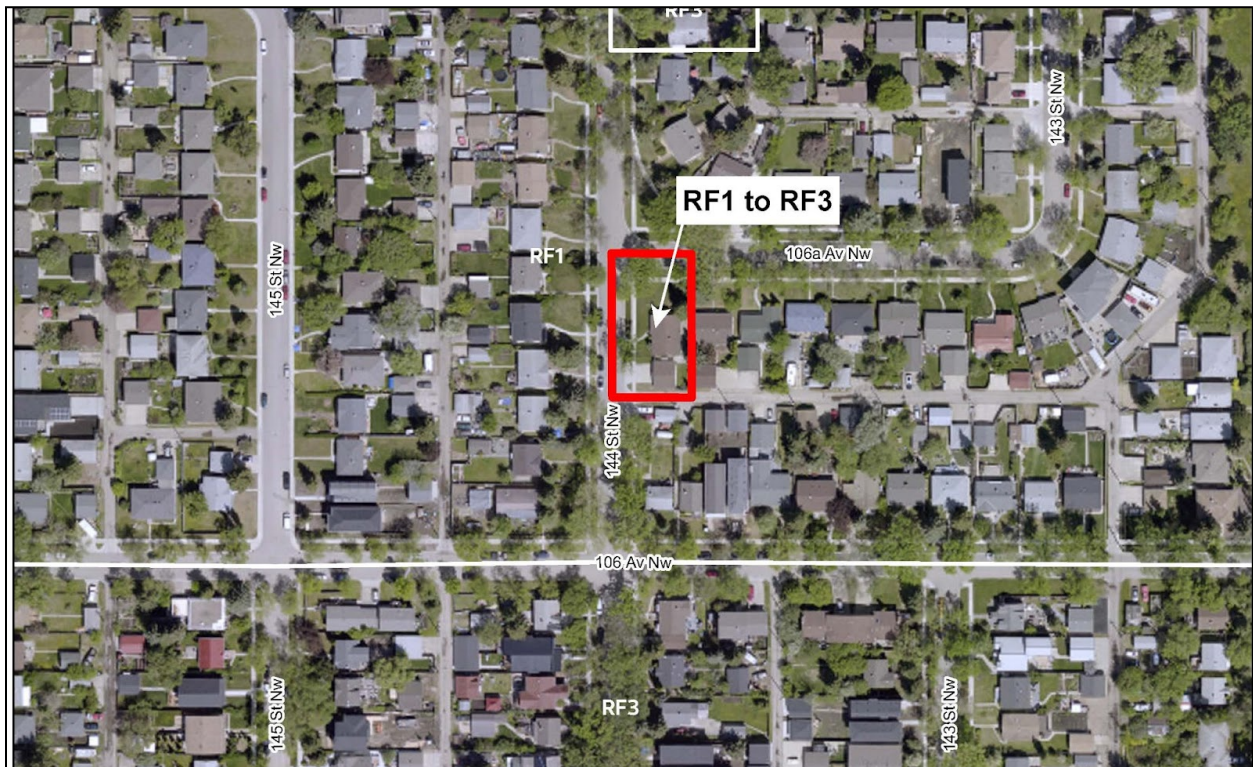
- Additional density in the area will increase damage to the rear lane, impact on-street parking in the area and increase on-going drainage issues in the neighbourhood.
- This site is too small to support sufficient on-site parking, and the construction of a second storey will impact privacy on neighbouring properties.
- Two residents asked how many units could be built under the proposed RF3 Zone.

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

Site and Surrounding Area

The subject site is approximately 579 square metres in area, located on a corner lot abutting two local roads and a lane within the interior of the Grovenor neighbourhood. The property is two blocks south of 107 Avenue, an arterial road that supports frequent bus service, with the nearest stop being a roughly three-minute walk. Commercial and institutional amenities are located nearby, north of 107 Avenue.

The surrounding area is zoned (RF1) Single Detached Residential Zone, with the exception of an RF3 zoned property one block to the north. Most of the community is developed as one-story single detached housing, a building type that represents 75% of available housing stock in the Grovenor neighbourhood (2016 Federal Census).



Aerial view of 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 southeast from 106A Avenue NW and 144 Street NW (Google Street View, August 2015)



View of the site looking northeast from 144 Street NW (Google Street View, August 2015)

Planning Analysis

The subject site is a corner lot surrounded on three of its four sides by road right-of-way. These roadways act as buffers that help to reduce the impacts from the redevelopment of the property. As such, the primary focus is along the site's eastern boundary, where it shares a property line with a single detached house.

The regulations of the RF3 Zone 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. This increases the compatibility between the potential built form and the abutting small-scale residential building.

For these reasons, the proposed rezoning is considered to be a gentle intensification while increasing housing choice in the neighbourhood by permitting building types that remain under-represented in the Grovenor community, particularly north of 106 Avenue NW.

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 (106A Avenue)	7.0 m - 12.1 m	7.0 m
Minimum Interior Side Setback	1.2 m	3.0 m
Minimum Flanking Side Setback (144 Street)	1.2 m	2.0 m
Minimum Rear Setback (Lane)	14.0 m (40% of Site Depth)	14.0 m (40% of Site Depth)
Maximum Site Coverage	40% ¹	45%
Maximum No Dwelling Units	Two (2) Principal Dwellings ²	Three (3) Principal Dwellings ²

	RF1 + MNO: Current		RF3 + MNO: Proposed	
Accessory Building	Garden Suite	Detached Garage	Garden Suite	Detached Garage

¹ A maximum Site Coverage of 40% would be applicable to each subdivided lot

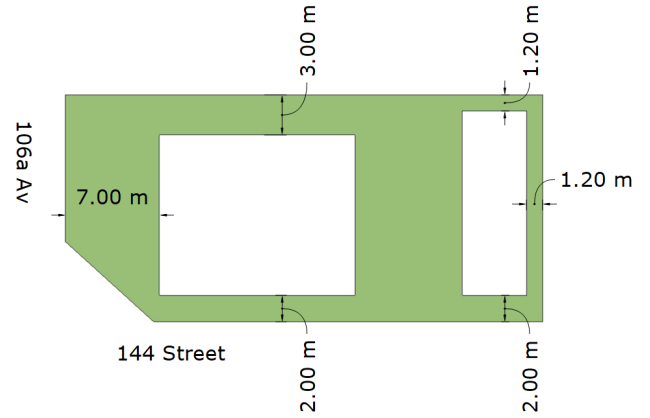
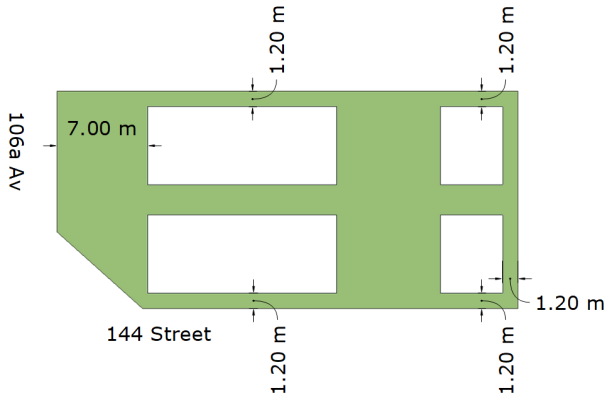
² One Secondary Suite and Garden Suite may be developed together with each principal dwelling; however, the probability of multiple Garden Suites is reduced as the number of principal dwellings is increased.

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

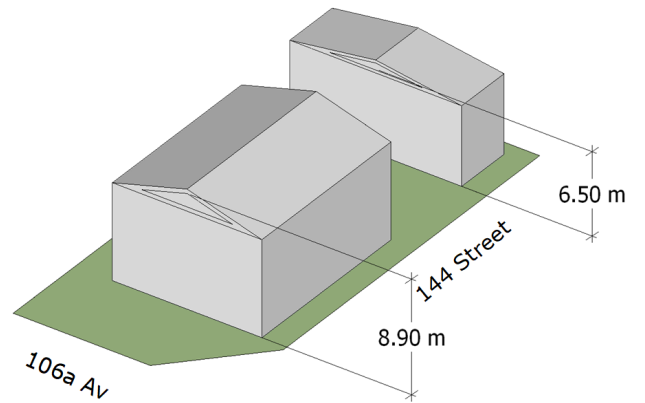
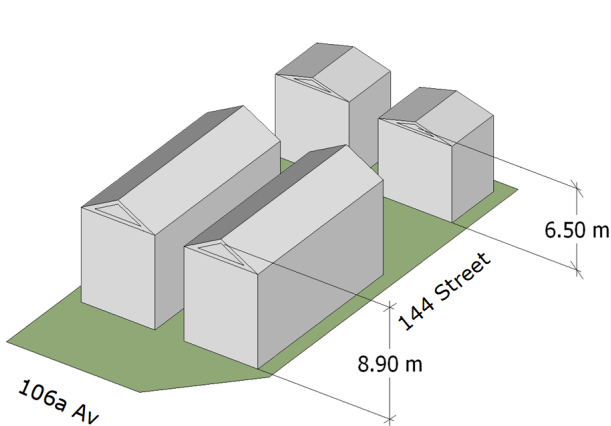
POTENTIAL RF1 BUILT FORM

POTENTIAL RF3 BUILT FORM

Top view



3D view



Plans in Effect

The City Plan

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

Technical Review

Transportation

With the redevelopment of the site, vehicular access shall only be granted from the rear alley to conform with the Mature Neighbourhood Overlay, and the existing vehicle access to 144 Street shall be removed.

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

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

Application Type:	Rezoning
Charter Bylaw:	20330
Location:	South of 106A Avenue NW and east of 144 Street NW
Address:	10611 144 Street NW
Legal Description(s):	Lot 17, Block 2, Plan 459KS
Site Area:	579.5 metres square
Neighbourhood:	Grovenor
Ward:	Nakota Isga
Notified Community Organization(s):	Grovenor Community League
Applicant:	Green Space Alliance

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:

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Development Services

Planning Coordination