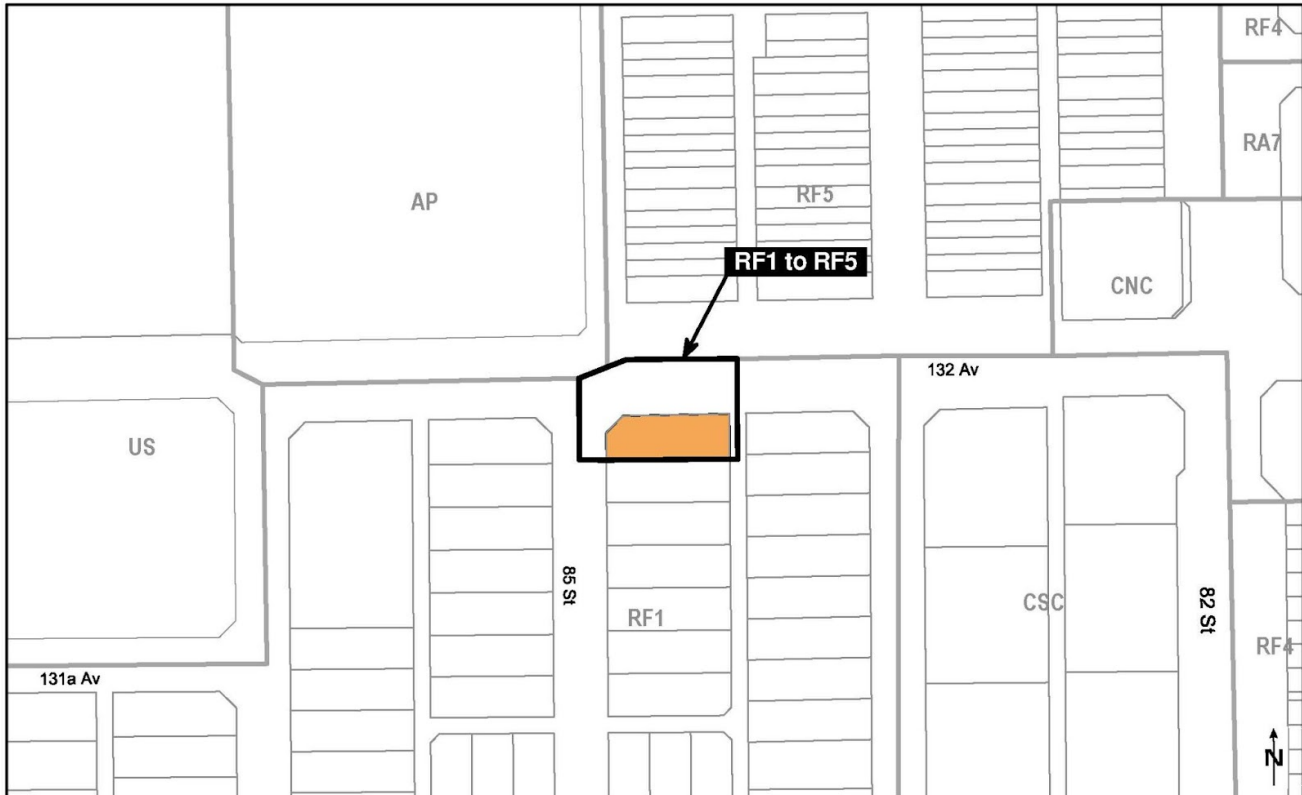


## 8403 - 132 Avenue NW

To allow for ground oriented housing.



**Recommendation:** That Charter Bylaw 20331 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (RF5) Row Housing Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- provides an opportunity to increase housing diversity in the Killarney neighbourhood;
- is appropriately located on a corner lot, where ground oriented housing is a compatible form of development; and
- aligns with The City Plan by enabling residential infill to occur at a variety of scales, densities and designs within residential areas.

## Application Summary

**CHARTER BYLAW 20331** will amend the Zoning Bylaw, as it applies to the subject site, from (RF1) Single Detached Residential Zone to (RF5) Row Housing Zone for the purpose of accommodating ground-oriented housing. Key characteristics of the proposed RF5 Zone on this site include:

- a maximum height of 10 metres (approximately 3 storeys)
- up to 5 principal dwellings
- maximum site coverage of 52%
- vehicular access from the rear lane

This application was accepted on July 26, 2022, from Danham Construction.

This proposal aligns with the goals and policies of The City Plan 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 Basic approach. This approach was selected because the advance notifications raised little response and the proposed rezoning is to a standard zone of the same category in the Zoning Bylaw.

The Basic approach included the following techniques:

### **Advance Notice**, September 7, 2022

- Number of recipients: 33
- Number of responses with concerns: 3

### **Webpage**

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

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

- Additional dwellings will contribute to vehicular congestion with potential parking impacts in the neighbourhood.
- The proposed row housing raises privacy concerns as it may overlook adjacent properties.

No formal feedback or position was received from the Glengarry or Killarney Community Leagues at the time this report was written.

## Site and Surrounding Area

The subject site is approximately 735 m<sup>2</sup> in area, located on a corner lot at the intersection of 132 Avenue NW, which is a collector road, and 85 Street NW, a local road. A single detached house on the site has been recently demolished and the land is currently vacant.

A number of neighbourhood amenities are located within 500 metres, including the Glengarry Arena and Community League, the O’Leary Recreation Centre, O’Leary Catholic High School, St. Cecilia Junior High School, and St. Matthew Elementary School. Transit is available via bus service along 132 Avenue NW with stops in both directions immediately in front of the site.



*Aerial view of application area*

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(RF1) Single Detached Residential Zone	Vacant (Single Detached House recently demolished)
<b>CONTEXT</b>		
North	(RF5) Row Housing Zone (AP) Public Parks Zone	Row Housing Glengarry Park
East	(RF1) Single Detached Residential Zone	Single Detached Housing
South	(RF1) Single Detached Residential Zone	Single Detached Housing
West	(RF1) Single Detached Residential Zone	Single Detached Housing





*View of the site from 132 Avenue NW, facing south. The single detached house has since been demolished.*



*View of the site from 85 Street NW, facing east.*



*View of the rear lane from the 132 Avenue NW service road, facing southwest.*

## Planning Analysis

### Land Use Compatibility

The purpose of the proposed RF5 Zone is to accommodate ground oriented housing, typically in the form of row housing. The proposed rezoning is on a corner lot facing a collector road where row housing is considered compatible with surrounding single detached dwellings, especially with a large park just across the street. Row Housing is common in this area with several blocks of RF5 Zoning already to the north across 132 Avenue NW.

Regulations that guide built form in the proposed RF5 zone are similar to the existing RF1 zoning, with the following exceptions:

- maximum height increase of 1.1 metres;
- maximum site coverage increase of 12%; and
- potential for an additional 3 principal dwellings of density.

The proposed RF5 Zone requires an average of 2.25 bedrooms per dwelling to encourage family oriented housing. Family oriented housing at this location is complemented by various neighbourhood amenities including transit access, recreation facilities, park space, and multiple schools.

The site is separated from surrounding single detached development by 85 Street NW to the west and a rear lane to the east. It directly abuts a lot with a single detached house to the south and the Mature Neighbourhood Overlay mitigates impacts to this site by requiring window locations, translucent window treatment, and screening methods that reduce overlook and other privacy issues. The single detached dwelling to the south is also oriented with its short side facing the subject site which further minimizes exposure to future development.

### The City Plan

The proposed rezoning supports the direction outlined in The City Plan by enabling ongoing residential infill to occur at a variety of scales, densities and designs within all parts of the residential areas and accommodating future growth to a population of 2 million within Edmonton's existing boundaries.

## RF1 & RF5 Comparison Summary

	RF1 + MNO (Current)	RF5 + MNO (Proposed)
<b>Principal Building</b>	Single Detached Housing	Row Housing
<b>Maximum Height</b>	8.9 m	10.0 m
<b>Front Setback Range</b> (85 Street NW)	9.3 m - 13.3 m	9.3 m - 13.3 m
<b>Minimum Side Setback</b> (adjacent south lot)	1.2 m	1.2 m
<b>Minimum Side Setback</b> (132 Avenue NW)	1.2 m	3.0 m
<b>Minimum Rear Setback</b> (Lane)	18.2 m	18.2 m (1.2 m for buildings less than 6.5 m in height)
<b>Maximum Site Coverage</b>	40%	52%
<b>Maximum Number of Principal Dwellings</b>	2 <sup>1</sup>	5 <sup>2</sup>

## Technical Review

### Transportation

Renewal of 132 Avenue NW is anticipated to occur in the spring of 2023, and will replace the existing service road adjacent to the site with a multi-use trail and street parking. As a condition of redevelopment, access to the site will move from the existing driveway on 132 Avenue NW to the rear lane. Removal of the existing driveway will provide for an uninterrupted multi-use trail and additional street parking on 132 Avenue NW.

Killarney was also chosen for neighbourhood renewal as a part of the Building Great Neighbourhoods (BGN) program, and construction began in spring 2022 with anticipated completion in 2023. 84 Street NW and 85 Street NW are slated for neighbourhood renewal in 2023 and this work will be completed in coordination with the 132 Avenue Renewal project.

<sup>1</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>2</sup> Secondary Suites and Garden Suites are allowed with each 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 four (4) Principal Dwellings.

## **Drainage**

The property is currently serviced via a sanitary sewer in the lane to the east and storm sewer in 85 Street NW to the west. This existing infrastructure has sufficient capacity to accommodate the proposed redevelopment and can continue to be utilised to service the property.

## **EPCOR Water**

Water service to the property is currently provided via a water main located in the rear lane. The service from the water main to the property will require upgrading, at the expense of the developer, in order to accommodate multiple dwelling units on the site. The existing fire hydrant spacing is acceptable and upgrades to the existing municipal on-street fire protection infrastructure is not required.

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>	20331
<b>Location:</b>	South of 132 Avenue NW and east of 85 Street NW
<b>Address:</b>	8403 - 132 Avenue NW
<b>Legal Description:</b>	Lot 10, Block 25, Plan 4651KS
<b>Site Area:</b>	735 m <sup>2</sup>
<b>Neighbourhood:</b>	Killarney
<b>Ward:</b>	tastawiyiniwak
<b>Notified Community Organizations:</b>	Edmonton Federation of Community Leagues Glengarry Community League Killarney Community League North District Area Council of Community Leagues
<b>Applicant:</b>	Danham Construction

### Planning Framework

<b>Current Zone and Overlay:</b>	(RF1) Single Detached Residential Zone Mature Neighborhood Overlay
<b>Proposed Zone and Overlay:</b>	(RF5) Row Housing Zone Mature Neighborhood Overlay
<b>Plan in Effect:</b>	None
<b>Historic Status:</b>	None

Written By:	Tom Lippiatt
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination