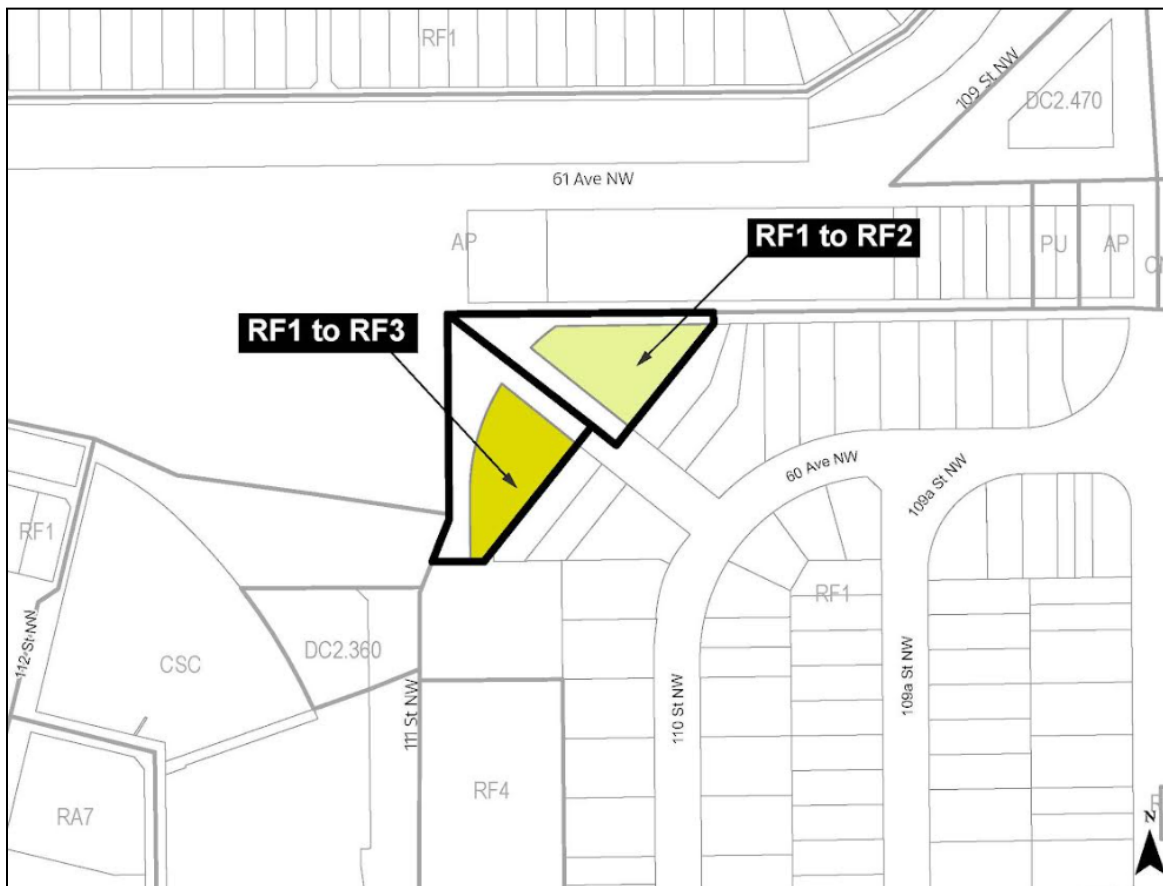


11010 & 11015 - 60 Avenue NW

To allow for small scale infill development.



Recommendation: That Charter Bylaw 19937 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (RF2) Low Density Infill Zone and the (RF3) Small Scale Infill Development Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Supports the goals of the City Plan in achieving 50% of new units through infill;
- Is compatible with surrounding land uses; and

- Provides the opportunity for increased density appropriately located at the edge of the neighbourhood.

Application Summary

This application proposes to rezone the subject properties from (RF1) Single Detached Residential Zone to (RF2) Low Density Infill Zone and the (RF3) Small Scale Infill Development Zone for the purpose of accommodating small scale infill development. This application was previously considered by City Council at a Public Hearing on January 25, 2022, where the following motion was passed:

That Charter Bylaw 19937 be referred back to Administration to consider potential zoning that would accommodate open space, a mix of park space and/or other development or use of the land as public park and return to a future City Council Public Hearing.

At the time that this application was previously considered by City Council, the RF2 Zone was being considered for both subject properties. In response to the motion, the revised application is now proposing a combination of the RF2 and RF3 Zones to allow for increased housing diversity through the introduction of the Multi-unit Housing use on the southern property. An open space assessment (see Open Space section below) was conducted and found that the Pleasantview neighbourhood is already well-served by existing open space. As such, this site is best used for residential purposes, as proposed.

CHARTER BYLAW 19937 will amend the Zoning Bylaw, as it applies to the subject site, from (RF1) Single Detached Residential Zone to (RF2) Low Density Infill Zone and the (RF3) Small Scale Infill Development Zone for the purpose of accommodating small scale infill development such as Single Detached Housing, Semi-Detached Multi-unit Housing, Secondary Suites and Garden Suites.

This application was accepted on May 19, 2021 from the City of Edmonton's Real Estate Branch on behalf of the landowner, The City of Edmonton.

This proposal is in alignment 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 application proposes a standard zoning which allows

for low scale infill development that is compatible with surrounding land uses. The Basic Approach included the following techniques:

Advance Notice, June 19, 2021

- Number of recipients: 18
- Number of responses with concerns: 7

Concerns raised by respondents included lack of parking and traffic concerns, too much density, the integrity of the neighbourhood's character and loss of the use of these properties as open space.

Applicant-led Online Public Engagement Session, October 24 - November 9, 2022

- Number of visitors: 260
- Number of Engaged Visitors: 13
 - Number of responses in support: 4
 - Number of responses with concerns: 9

Concerns raised by respondents remained relatively similar to previous engagement through the advanced notice, including loss of greenspace, erosion of the neighbourhood's character, vehicle congestion as a result of increased density.

Supportive comments included the introduction of modest density at an appropriate location, a better use of vacant land and increased housing opportunities such as row housing and garden suites.

Webpage

- edmonton.ca/pleasantviewplanningapplications

Site and Surrounding Area

The subject site comprises two vacant lots which are bisected by 60 Avenue NW. The north lot, Lot 5, is 1925 m² and the south lot, Lot 13, is 1936 m². Lot 5 abuts a single detached home to the southeast and an alley to the north. Lot 13 abuts a single detached home to the southeast and a shared use path to the west and north. The site is currently being used as informal greenspace.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF1) Single Detached Residential Zone	Vacant lots
CONTEXT		
North	(AP) Public Parks Zone	Dog park
East	(RF1) Single Detached Residential Zone	Single Detached Housing
South	(RF1) Single Detached Residential Zone	Single Detached Housing
West	(AP) Public Parks Zone	Shared use path and 111 Street



View of the site (Lot 5) looking northwest from 60 Avenue NW



View of the site (Lot 13) looking southwest from 60 Avenue NW

Planning Analysis

Land Use Compatibility

The RF2 Zone that is proposed for Lot 5 would maintain the same uses and similar development rights as the surrounding residential properties while allowing the most efficient configuration of irregularly shaped parcels. Taking into account that the RF2 Zone has very similar development rights as the RF1 Zone, as shown in the table below, but allows for additional lots, this proposal is compatible and appropriate within the context of the neighbourhood. The conditionally approved subdivision associated with this rezoning application, as shown as Figure 1 below, proposes to create a total of five separate lots with rear lane access only.

The RF3 Zone that is proposed for Lot 13 introduces the Multi-unit Housing as a permitted use which would allow for a row housing-style development. Corner sites, like this one, are suitable locations for additional density in the form of row housing as they only abut one property, minimizing their overall impact.

For both the proposed RF2 and RF3 Zones, the zoning regulations limit the building height to 8.9 metres and require a front setback in general conformance with abutting properties to ensure further compatibility with the existing neighbourhood.

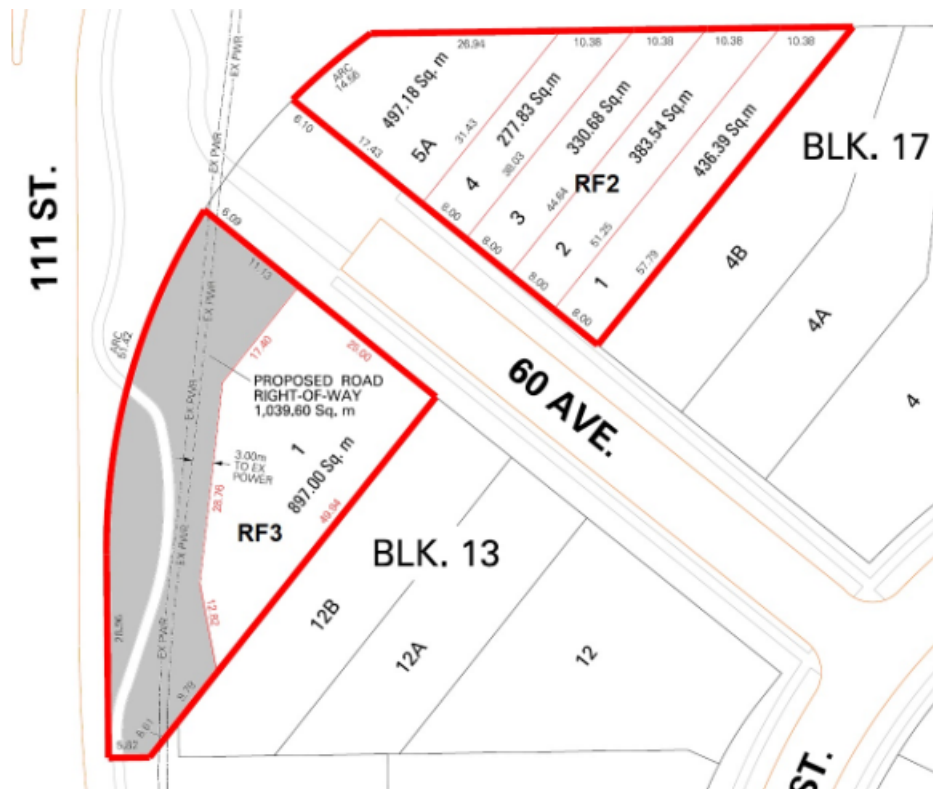


Figure 1: Conditionally approved subdivision plan

Open Space Assessment

In response to the motion, Administration assessed the provision of open space in accordance with Breathe - Edmonton’s Green Network Strategy within the Pleasantview neighbourhood boundaries and within 400 metres (5 minutes walking distance) from those boundaries (see Figure 2 below). Breathe evaluates open space based on multifunctionality of the following criteria:

- Supply - the physical amount of open space.
- Diversity - the range of different open space types and functions within the landscape.
- Distribution - the arrangement of, and access to, open spaces across the landscape.

- Quality - the functionality of an open space, considering the condition of its infrastructure/amenities and the value of the functions it provides.

Supply: Excluding Mt. Pleasant Cemetery and roadway greenspace, Pleasantview is achieving 2.8 hectares per 1000 residents which is higher than the target of 2 hectares per 1000 residents set in the Urban Parks Management Plan (the standards for open space in new neighbourhoods). If municipal parks within 400 metres of the neighbourhood are also included, the number would be 5.0 hectares per 1000 residents.

Diversity: Pleasantview's open spaces provide a diversity of functions and amenities. These include school and community parks that provide space for active recreation and community gathering, playgrounds, smaller pocket parks that provide space for social gathering and passive recreation and a linear greenway that is connected to an active mobility corridor. Within each of these spaces, mature trees and diversity in landscape support ecological functions helping to mitigate the urban heat island effect.

Distribution: Open space within Pleasantview is distributed in a manner that provides good accessibility for neighbourhood residents. The majority of residents have access to an open space within 200 metres and all residents have access to a park site within 400 metres, considered to be a reasonable walking distance.

Quality: Following the implementation of the Pleasantview Neighborhood Renewal program (2022-23, the area will benefit from improvements to existing open space as well as enhanced pedestrian and bicycle connections. These improvements will enhance how residents live and get around the neighbourhood, making the streets and public spaces more safe and accessible for all ages, genders, and mobility levels, and in all seasons.

In recognition of the above assessment, the neighbourhood is served by an adequate supply of open space that is accessible, serves a variety of functions, and is well connected. As such, the subject site is therefore best used for residential purposes, as proposed.

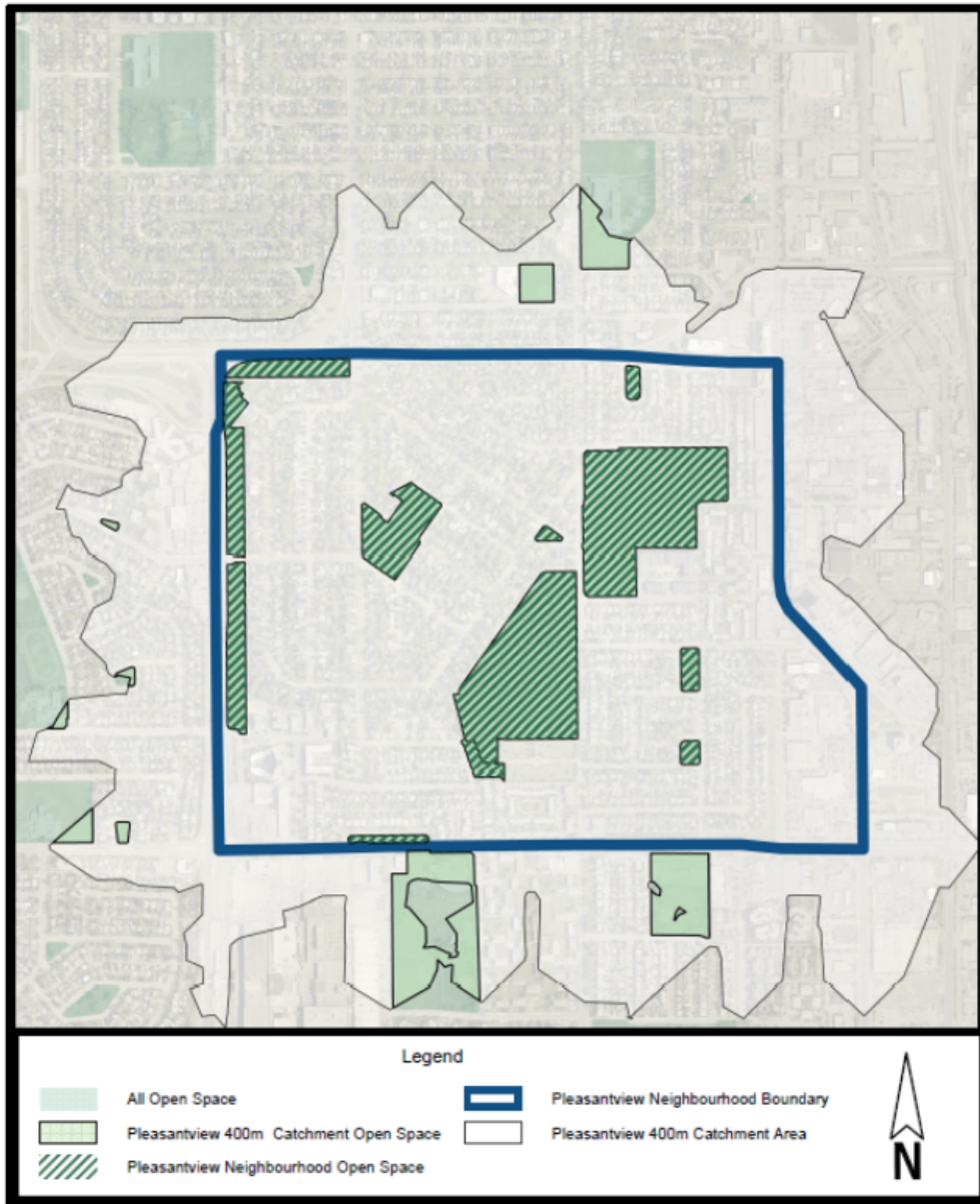


Figure 2: Pleasantview Open Space Network

Zoning Comparison Summary

	RF1 + MNO Current	RF2 + MNO Proposed	RF3 + MNO Proposed
Principal Building	Single Detached Housing Duplex Housing Semi-detached Housing	Single Detached Housing Duplex Housing Semi-detached Housing	Multi-unit Housing
Maximum Height	8.9 m	8.9 m	8.9 m
Front Setback 1.5 m less than adjacent front setback	Determined based on adjacent front setback	Determined based on adjacent front setback	Determined based on adjacent front setback
Side Setback	1.2 m	1.2 m	2.0
Minimum Rear Setback 40% of Site Depth	Varies based on site depth	Varies based on site depth	Varies based on site depth
Maximum Site Coverage	40% ¹	Varies based on site area	45%
Maximum No. of Principal Dwelling Units	Four (4) Principal Dwellings	Five (5) Principal Dwellings	Seven (7) Principal Dwellings

¹ A maximum Site Coverage of 40% would be applicable to each subdivided lot
Attachment 2 | File: LDA21-0265 | Pleasantview

	RF1 + MNO: Current		RF2 + MNO: Proposed		RF3 + MNO: Proposed	
Accessory Building	Garden Suite	Detached Garage	Garden Suite	Detached Garage	Garden Suite	Detached Garage
Maximum Height	6.5 m	4.3 m	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	1.2 m	0.6 m
Minimum Flanking Side Setback	1.2 m	1.2 m	2.0 m	2.0 m	2.0 m	2.0 m
Minimum Rear Setback	1.2 m	1.2 m	1.2 m	1.2 m	1.2 m	1.2 m

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. The application helps to achieve the goal of 50% of new units added through infill city wide.

The site comprises two corner parcels within the 61 Avenue and 111 Street Secondary Corridors. Secondary Corridors are intended to be one to three blocks wide, and generally more residential focused than primary corridors. The site is considered suitable for increased density.

Technical Review

Transportation

Access details will be reviewed at the development permit stage and must meet current City of Edmonton standards.

Drainage

Permanent sanitary servicing to the subject rezoning area is available from the existing sanitary sewer main within 60 Avenue NW.

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:	19937
Location:	South of 61 Avenue NW and east of 111 Street NW
Address:	11010 & 11015 - 60 Avenue NW
Legal Description:	Lot 5, Block 17, Plan 239HW Lot 13, Block 13, Plan 239HW
Site Area:	1,925.62 m ² and 1,936.59 m ²
Neighbourhood:	Pleasantview
Ward:	papastew
Notified Community Organization:	Pleasantview Community League
Applicant:	City of Edmonton Real Estate Branch

Planning Framework

Current Zone:	(RF1) Single Detached Residential Zone
Proposed Zone:	(RF2) Low Density Infill Zone (RF3) Small Scale Infill Development Zone
Plan in Effect:	None
Historic Status:	None

Written By: Stuart Carlyle
Approved By: Tim Ford
Branch: Development Services
Section: Planning Coordination