

12911 - 116 Street NW

To allow for a mix of small scale housing.



Recommendation: That Charter Bylaw 20358 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 an opportunity to increase housing diversity in the Calder neighbourhood.
- Is appropriately located on a corner lot, where ground oriented housing is a compatible form of development.
- 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 20358 will amend the Zoning Bylaw, as it applies to the subject site, from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone for the purpose of accommodating ground-oriented housing. Key characteristics of the proposed RF3 Zone on this site include:

- a maximum height of 8.9 metres
- up to 4 principal dwellings
- maximum total site coverage of 47%; and
- vehicle access from the alley only

This application was accepted on October 6, 2022, from Mik-Tik Building & Design.

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, October 13, 2022

- Number of recipients: 39
- Number of responses with concerns: 0

Webpage

- edmonton.ca/calderplanningapplications

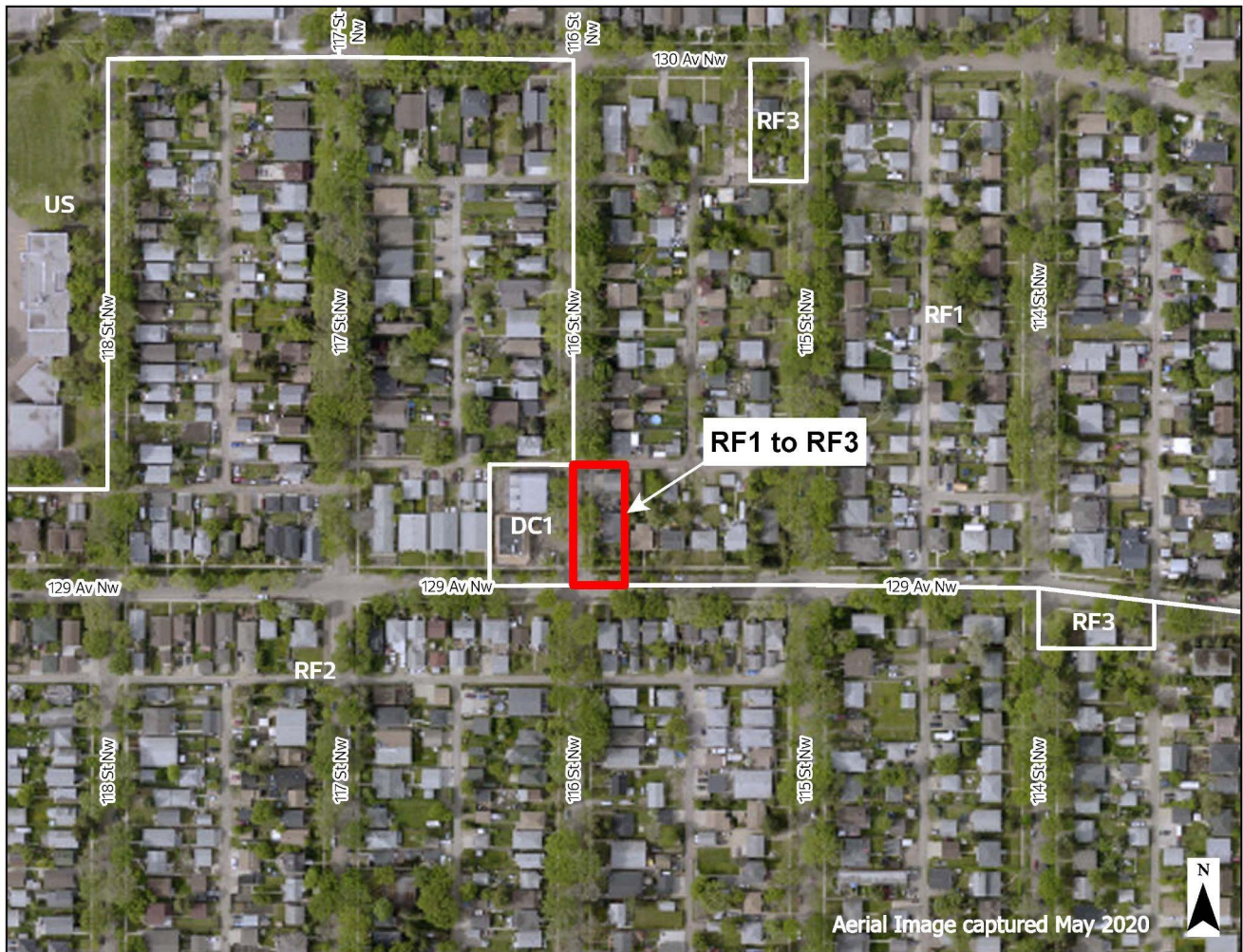
No formal feedback or position was received from local residents or the Calder Community League at the time this report was written.

Site and Surrounding Area

The subject site is 697 square metres in area, located on a corner lot at the intersection of 129 Avenue NW, a collector road, and 116 Street NW, which is a local road.

There are a number of neighbourhood amenities located within 800 metres, including the Grand Truck Fitness and Leisure Centre, Grand Trunk Park, Keyano Park, the St. Edmund Catholic School, and Calder Elementary School. Transit is available via bus service along 129 Avenue NW with stops in both directions within a block of the site.

The surrounding area is generally developed with single detached housing, however there are examples of infill development dispersed throughout the Calder neighbourhood including the RF3 zone.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF1) Single Detached Residential Zone	Single Detached Housing
CONTEXT		
North	(RF1) Single Detached Residential Zone	Single Detached Housing
East	(RF1) Single Detached Residential Zone	Single Detached Housing
South	(RF2) Low Density Infill Zone	Single Detached Housing
West	Direct Development Control Provision (DC1)	Historic building (Shop-Easy Grocery Store)



View of the site looking east from 116 Street NW



View of the site looking southeast from the intersection of 116 Street NW and the rear lane



View of the site looking north from 129 Avenue NW

Land Use Compatibility

The purpose of the proposed RF3 Zone is to accommodate a mix of small scale housing. The proposed rezoning is on a corner lot facing a collector road where multi-unit housing is considered compatible with surrounding single detached dwellings. Multi-unit housing is relatively common in this area with an RF3 site located in the same block, and another RF3 site to the east along 129 Avenue, two blocks away.

Regulations that guide built form in the proposed RF3 zone are similar in scale to the existing RF1 zoning, with the following exceptions:

- maximum site coverage increase of 7%;
- minimum side setback increase of 1.8 m facing the residential lot to the east; and
- potential for an additional 2 principal dwellings of density.

The site is separated from surrounding single detached development by 129 Avenue to the south and a rear lane to the north. It directly abuts a lot with a single detached house to the east and regulations in the proposed zone mitigate impacts to this site by requiring an increased 3.0 m setback along the shared property line. The single detached dwelling to the east is also oriented with its short side facing the subject site which further minimizes exposure to future development.

RF1 & RF3 Comparison Summary

	RF1 + MNO (Current)	RF3 + MNO (Proposed)
Principal Building	Single Detached Housing	Multi-Unit Housing
Maximum Height	8.9 m	8.9 m
Front Setback Range (129 Avenue NW)	7.0 m - 10.0 m	7.0 m - 10.0 m
Minimum Side Setback (116 Street NW)	1.2 m	1.2 m
Minimum Side Setback (Adjacent east lot)	1.2 m	3.0 m
Minimum Rear Setback (Lane)	18.0 m	18.0 m
Maximum Site Coverage	40%	47%
Maximum Number of Principal Dwellings	2 ¹	4 ²

¹ 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.

² 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.

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. To do this, 50% of new residential units are intended to be created at infill locations.

Technical Review

Transportation

As a condition of redevelopment, access to the site will move from the existing driveway on 116 Avenue NW to the rear lane. Removal of the existing driveway will provide for uninterrupted street parking on 116 Avenue NW. Development is to follow tree protection requirements for all boulevard trees located on 129 Avenue and 116 Street.

Drainage

The property is currently serviced via a sanitary sewer in the lane north of 129 Avenue NW. Permanent storm servicing for the subject rezoning area is not available and Low Impact Development is recommended to reduce run-off. Overall, the existing infrastructure has sufficient capacity to accommodate the proposed redevelopment.

EPCOR Water

Water service to the property is currently provided via a water main located in the lane north of 129 Avenue NW. The service from the water main to the property may 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

Application Type:	Rezoning
Charter Bylaw:	20358
Location:	North of 129 Avenue NW and west of 116 Street NW
Address:	12911 - 116 Street NW
Legal Description:	Lot 6, Block 5, Plan RN41
Site Area:	697 m ²
Neighbourhood:	Calder
Ward:	Anirniq
Notified Community Organizations:	Calder Community League Area One Council of Community Leagues
Applicant:	Mik-Tik Building & Design

Planning Framework

Current Zone and Overlay:	(RF1) Single Detached Residential Zone Mature Neighbourhood Overlay
Proposed Zone and Overlay:	(RF3) Small Scale Infill Development Zone Mature Neighbourhood Overlay
Plan in Effect:	None
Historic Status:	None

Written By:

Approved By:

Branch:

Section:

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Development Services

Planning Coordination