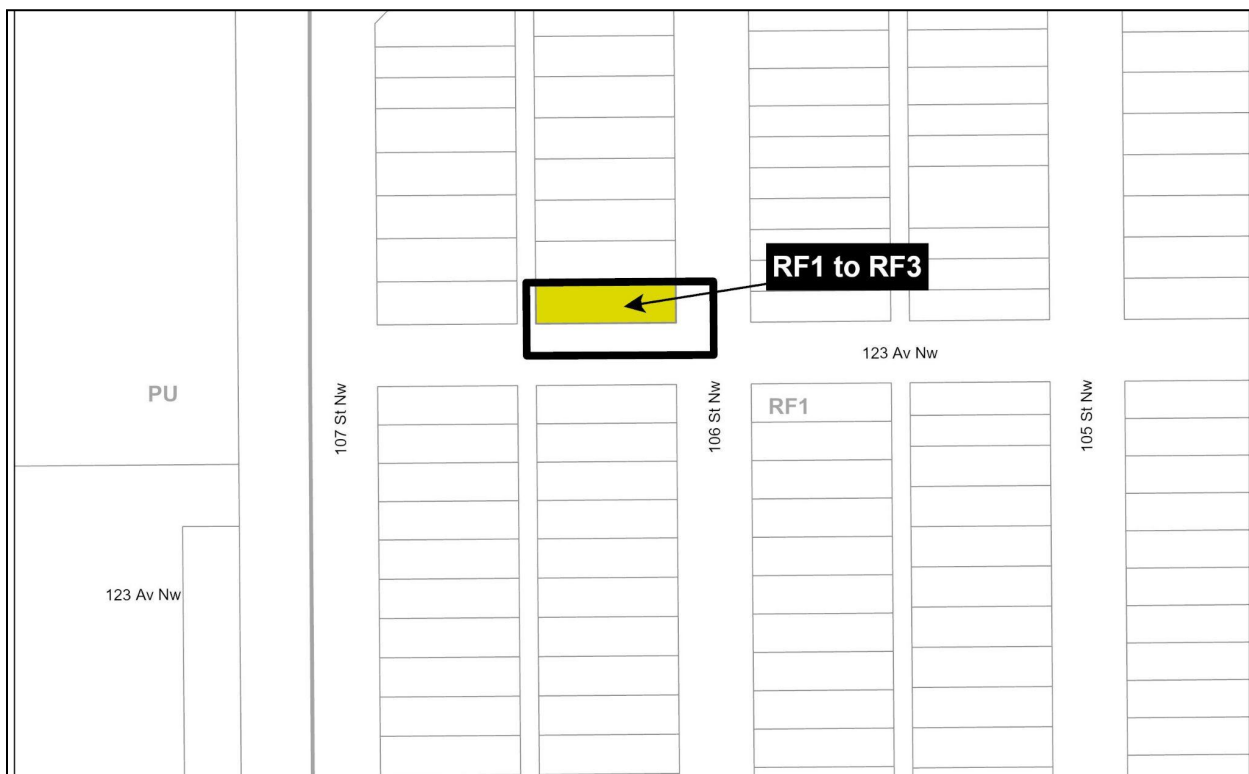


## 12302 – 106 Street NW

To allow for small-scale infill housing.



**Recommendation:** That Charter Bylaw 20383 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 the opportunity for increased housing diversity in the Westwood neighbourhood;
- Is located on a corner lot, where row housing is an appropriate and compatible form of development; and
- Aligns with the infill objectives of The City Plan to achieve 50 percent of new net units through infill development.

## Application Summary

**CHARTER BYLAW 20383** 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 to allow for a mix of small-scale housing, such as Single Detached Housing, Semi-Detached Housing, and Multi-unit Housing.

This rezoning application was submitted by Thamir Sharif on October 24, 2022.

This proposal is in alignment with the goals and policies of The City Plan to accommodate all future growth for the next 1 million people. To achieve 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 zone that allows for a similar building scale to the existing zoning and aligns with the objectives of The City Plan.

The Basic Approach included the following techniques:

**Advance Notice**, October 27, 2022

- Number of recipients: 31
- Number of responses with concerns: 1

### Webpage

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

One email was received with concerns regarding potential change in existing single family character of the neighbourhood, parking congestion, blocking of view and sunlight, and devaluing surrounding properties.

## Site and Surrounding Area

The subject property is approximately 613 m<sup>2</sup> in area and is located at the intersection of 123 Avenue and 106 Street NW in the Westwood neighbourhood. The property abuts 106 Street on the east, 123 Avenue on the south and the alley on the west.

The subject property is surrounded by single-detached housing and is in proximity to amenities such as a park, day care and college. The site is well connected to alternative modes of transportation, such as bus service along 105 Street and 122 Avenue and bike lanes within 10 minutes walking distance from the site, along 101 and 97 Street. The future Blatchford Gate LRT station on the Northwest line is within 6 minutes walking distance from the subject property.



*Aerial view of application area*

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(RF1) Single Detached Residential Zone	Single Detached House
<b>CONTEXT</b>		
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 north from 123 Avenue NW*



*View of the site looking northwest from 123 Avenue and 106 Street NW*

## **Planning Analysis**

### **The City Plan**

The proposed rezoning will contribute to the direction outlined in The City Plan to achieve 50 percent of new units through infill. Moreover, it will provide a wider variety of housing options in the area with convenient access to amenities and alternative modes of transportation which aligns with The City Plan goals to ensure active transportation networks serve a variety of purposes and equitable access of amenities to all Edmontonians.

### **Land Use Compatibility**

The RF3 Zone regulations in combination with the Mature Neighbourhood Overlay (MNO) regulations are similar to the existing RF1 Zone. Height, front setback and rear setback are identical in both RF1 and RF3 Zones. The key difference between the existing RF1 Zone and the proposed RF3 Zone is the introduction of Multi-unit Housing as a permitted use. Moreover, the RF3 Zone requires a more sensitive interior

setback of 3.0 metres while the RF1 zone requires only 1.2 metres. The greater interior setback will ensure that the development is sensitive to the abutting property to the north, allowing the proposed development to sensitively integrate into the existing neighbourhood.

The below table is a comparison between the key development regulations of each zone.

### RF1 & RF3 Comparison Summary

	<b>RF1 + MNO Current</b>	<b>RF3 + MNO Proposed</b>
<b>Principal Building</b>	Single Detached Housing Duplex Housing Semi-detached Housing	Multi-Unit Housing
<b>Maximum Height</b>	8.9 m	8.9 m
<b>Front Setback Range</b> (106 Street)	8.7 m - 11.7 m	3.0 m - 7.0 m
<b>Minimum Interior Side Setback</b>	1.2 m	3.0 m
<b>Minimum Flanking Side Setback</b> (123 Avenue)	2.6	2.0 m
<b>Minimum Rear Setback</b> (Lane)	18.3 m (40% of Site Depth)	18.3 m (40% of Site Depth)
<b>Maximum Site Coverage</b>	40%	45%
<b>Maximum Number of Principal Dwellings</b>	Two (2) Principal Dwellings <sup>1</sup>	Three (3) Principal Dwellings <sup>2</sup>

	<b>RF1 + MNO: Current</b>		<b>RF3 + MNO: Proposed</b>	
<b>Accessory Building</b>	Garden Suite	Detached Garage	Garden Suite	Detached Garage

<sup>1</sup>Each principal dwelling could have a Secondary Suite and/or Garden Suite.

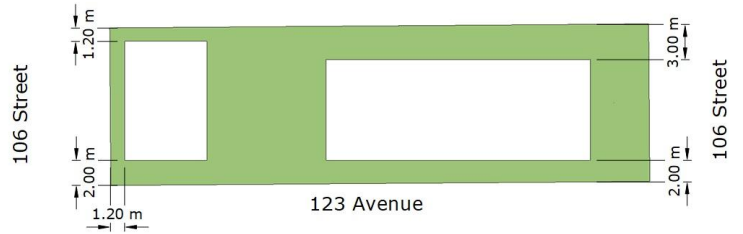
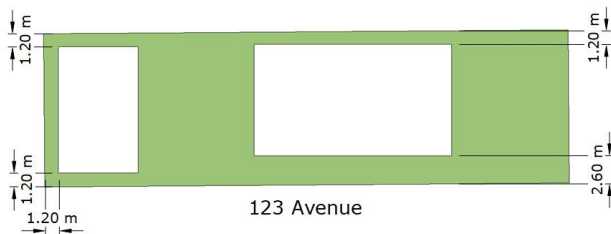
<sup>2</sup> Secondary Suites and Garden Suites are allowed with each existing principal dwelling, the likelihood of these suites diminishes as the number of principal dwellings increase.

<b>Maximum Height</b>	6.5 m	4.3 m	6.5 m	4.3 m
<b>Minimum Interior Side Setback</b>	1.2 m	0.6 m	1.2 m	0.6 m
<b>Minimum Flanking Side Setback</b>	1.2 m	1.2 m	2.0 m	2.0 m
<b>Minimum Rear Setback</b>	1.2 m	1.2 m	1.2 m	1.2 m

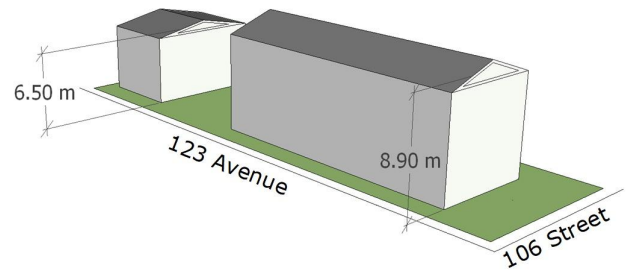
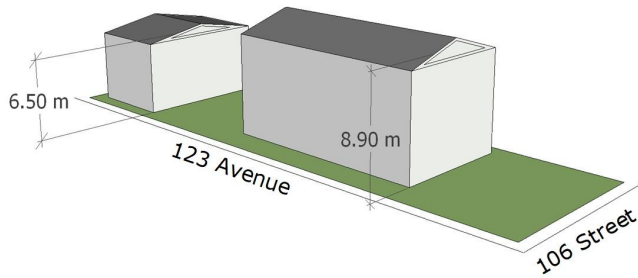
**POTENTIAL RF1 BUILT FORM**

**POTENTIAL RF3 BUILT FORM**

**Top view**



**3D view**



**Technical Review**

**Transportation**

Vehicular access shall be from the rear lane only to conform with the Zoning Bylaw.

## **Drainage**

Sanitary servicing can be provided from the combined sewer system in the surrounding area and is not expected to have a significant impact on the existing drainage infrastructure. Low Impact Development (LID) is recommended to accommodate storm servicing for the development allowed under the proposed zone. Details of any proposed LID would be reviewed at the Development Permit stage.

## **EPCOR Water**

Water service is available to this site from an existing 200mm water main on the lane west of 106 street. 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>	Rezoning
<b>Charter Bylaw:</b>	20383
<b>Location:</b>	North of 123 Avenue NW and west of 106 Street NW
<b>Address:</b>	12302 - 106 Street NW
<b>Legal Description:</b>	Lot 18, Block 3, Plan 1056HW
<b>Site Area:</b>	613 m <sup>2</sup>
<b>Neighbourhood:</b>	Westwood
<b>Ward:</b>	O-day'min
<b>Notified Community Organization:</b>	The Westwood Community League
<b>Applicant:</b>	Thamir Sharif

### Planning Framework

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

Written By:

Approved By:

Branch:

Section:

Abhimanyu Jamwal

Tim Ford

Development Services

Planning Coordination