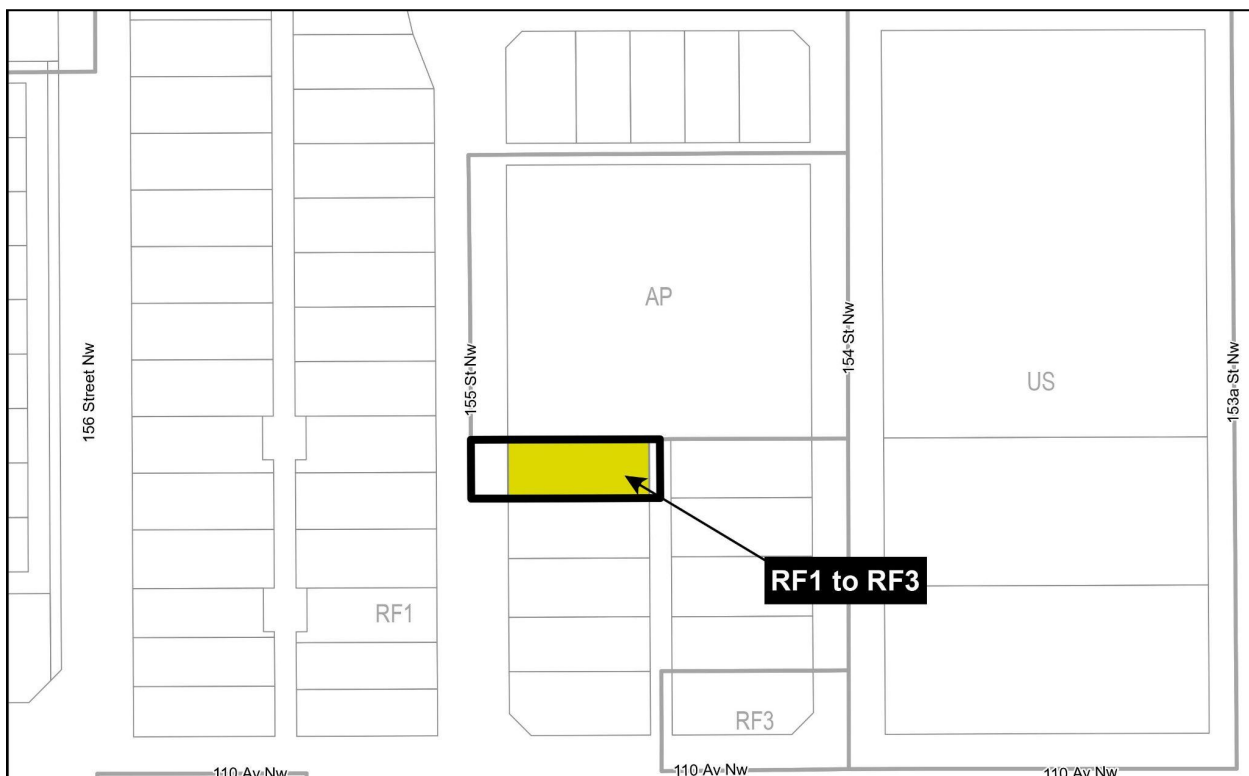


11021 – 155 Street NW

To allow for small-scale infill housing.



Recommendation: That Charter Bylaw 20381 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 High Park neighbourhood;
- Facilitates intensification of the 156 Street Secondary Corridor which will help provide Edmontonians access to diverse and affordable housing options; 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 20381 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 in the form of row houses.

This rezoning proposal was submitted by Green Space Alliance on November 2, 2022.

Multi-unit Housing is a permitted use within the proposed RF3 Zone and is the key difference between existing RF1 Zone and proposed RF3 Zone. The RF3 Zone is considered appropriate in mature neighbourhoods, as the height of future development on the subject property cannot exceed 8.9 metres.

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, November 7, 2022

- Number of recipients: 25
- Number of responses with concerns: 1

Webpage

- edmonton.ca/highparkplanningapplications

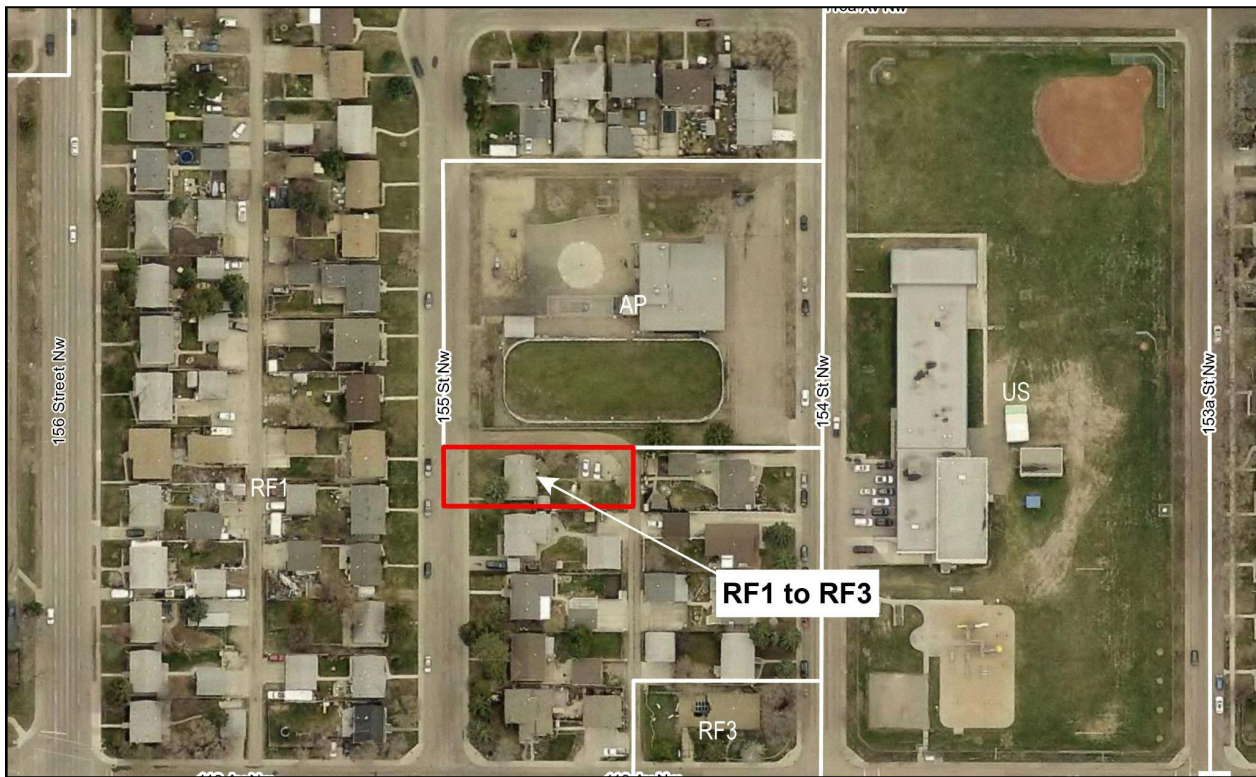
A phone call was received with concerns regarding additional density in the neighbourhood and potential location of utility pole at the time of development.

Site and Surrounding Area

The subject property is approximately 652 m² in area and is located in the High Park neighbourhood. The site abuts 155 Street on the west, and alley on the north and east.

The subject property is surrounded by single-detached housing, with the exception of the north side of the property, which is bounded by the High Park/Community League. The site is in proximity to amenities such as a park and school. The site is well connected to alternative modes of transportation, such as bus

service along 156 Street and 110 Avenue and a bike lane along 110 Avenue.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF1) Single Detached Residential Zone	Single Detached House
CONTEXT		
North	(AP) Public Parks Zone	High Park/Community League
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 east from 155 Street NW



View of the site looking south from north lane

Planning Analysis

The City Plan

Pursuant to The City Plan, Secondary Corridor is a vibrant residential and commercial street that serves as a local destination for surrounding communities and can be 1-3 blocks wide. The City Plan also states to facilitate intensification within corridors to provide Edmontonians with an access to diverse housing options in communities that support their daily needs. The subject property is located one block east of the 156 Street Secondary Corridor and proposed rezoning on the site will facilitate the intensification of the 156 Street Secondary Corridor. Moreover, the proposed rezoning will contribute to the direction outlined in The City Plan to achieve 50 percent of new units through infill. It will also 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. Since the site is not located at a corner of the block, the interior setbacks are also identical. The key difference between the existing RF1 Zone and the proposed RF3 Zone is the introduction of Multi-unit Housing as a permitted use. The site is surrounded by roadways on three sides, allowing the proposed development to sensitively integrate into the existing neighbourhood.

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 (155 Street)	5.5 m - 8.5 m	5.5 m - 8.5 m
Minimum Interior Side Setback	1.2 m	1.2 m
Minimum Flanking Side Setback (Lane)	1.2 m	1.2 m
Minimum Rear Setback (Lane)	15.8 m (40% of Site Depth)	15.8 m (40% of Site Depth)
Maximum Site Coverage	40% ¹	45%
Maximum Number of Principal Dwellings	Two (2) Principal Dwellings ²	Four (4) Principal Dwellings ³

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

² 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.

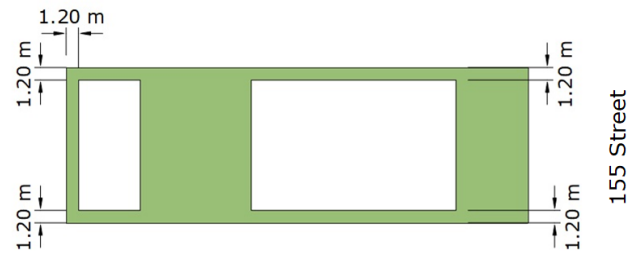
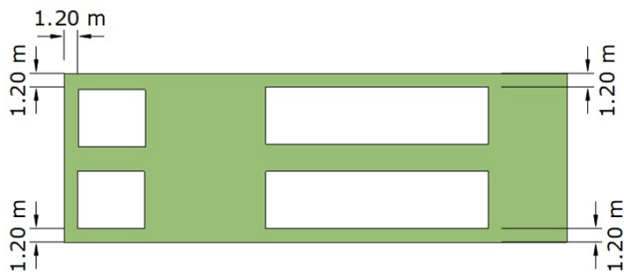
³ Secondary Suites and Garden Suites are allowed with each existing principal dwelling, the likelihood of these suites diminishes as the number of principal dwellings increase.

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

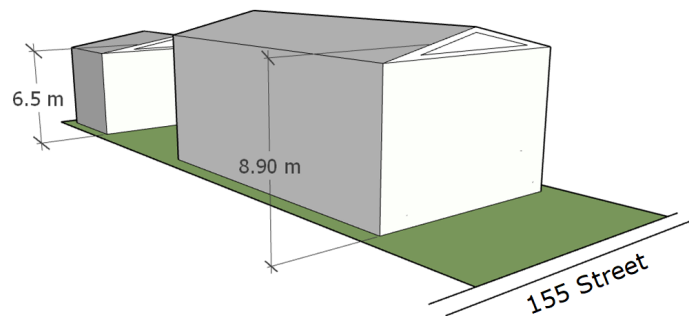
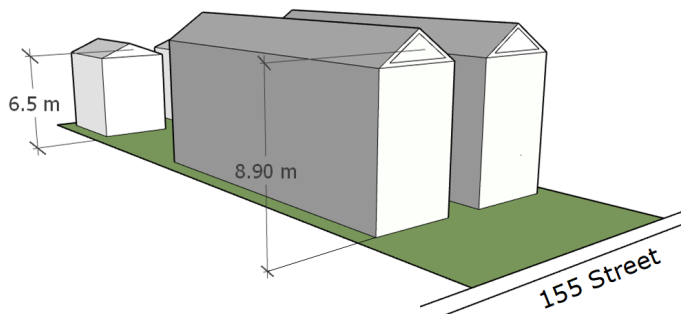
POTENTIAL RF1 BUILT FORM

POTENTIAL RF3 BUILT FORM

Top view



3D view



Technical Review

Transportation

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

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

Water service is available to this site from an existing 200mm water main on the lane west of 155 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

Application Type:	Rezoning
Charter Bylaw:	20381
Location:	South of High Park and east of 155 Street NW
Address:	11021 - 155 Street NW
Legal Description:	Lot 5, Block 6, Plan 6710KS
Site Area:	653 m ²
Neighbourhood:	High Park
Ward:	Nakota Isga
Notified Community Organization:	High Park Community League
Applicant:	Marcelo Figueira

Planning Framework

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

Written By:

Approved By:

Branch:

Section:

Abhimanyu Jamwal

Tim Ford

Development Services

Planning Coordination