

Administration Report Central McDougall

Edmonton

10804 - 107 Street

To allow for multi-unit housing in the form of row housing.



Recommendation: That Bylaw 20416 to amend the Central McDougall / Queen Mary Park Area Redevelopment Plan (ARP) and Charter Bylaw 20417 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (UCRH) Urban Character Row Housing Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Provides the opportunity for increased housing diversity in the Central McDougall neighbourhood which will help provide Edmontonians access to affordable housing options.
- Is located on a corner lot, where ground oriented row housing is an appropriate and compatible form of development.
- Aligns with the infill objectives of The City Plan to achieve 50 percent of new net units through infill development.

Application Summary

BYLAW 20416 will amend the Central McDougall - Overall Concept (Map 5) of the Central McDougall / Queen Mary Park Area Redevelopment Plan (ARP) from single family housing to row housing to align with the proposed zoning.

CHARTER BYLAW 20417 will amend the Zoning Bylaw, as it applies to the subject site, from (RF1) Single Detached Residential Zone to (UCRH) Urban Character Row Housing Zone to allow for a multi-unit housing in the form of row housing. Key development characteristics of the proposed UCRH Zone include:

- a maximum height of 12 metres (approx. 4 storeys);
- up to 5 principal dwellings, with secondary suite opportunities; and
- a maximum site coverage of 52%

This rezoning application was submitted by Consist Design and Drafting on December 15, 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 an increase in height and density, is consistent with the objectives of The City Plan and only garnered one response when the advance notice was sent out.

The Basic Approach included the following techniques:

Advance Notice, December 29, 2022

- Number of recipients: 30
- Number of responses: 1

Webpage

- edmonton.ca/centralmcdougallplanningapplications

One phone call was received seeking more information regarding the UCRH Zone.

No formal feedback or position was received from the Central McDougall Community League at the time this report was written.

Site and Surrounding Area

The subject property is approximately 697 m² in area and is located in the Central McDougall neighbourhood. The site is a corner lot and is surrounded by roadways on three sides. It abuts 108 Avenue on the south, 107 Street on the east and alley on the west.

The subject property is surrounded by single detached housing, with the exception of the south-east & south-west side of the property, which is bounded by multi-unit housing. The site is in proximity to amenities such as parks and schools. The site is well connected to alternative modes of transportation, such as bus service along 109 Street & 107 Avenue and a bike lane along 104 Street, all within 6 minutes of walking distance.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF1) Single Detached Residential Zone	Single Detached House
CONTEXT		
North	(RF1) Single Detached Residential Zone	Single Detached House
East	(RF1) Single Detached Residential Zone	Single Detached House
South	(RA8) Medium Rise Apartment Zone	Single Detached House
West	(RF1) Single Detached Residential Zone	Single Detached House



View of the site looking northwest from 108 Avenue NW and 107 Street NW



View of the site looking west from 107 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.

Plan in Effect

The site is located within the Central McDougall Area Redevelopment Plan (ARP). Pursuant to the ARP, the subject property is designated single family housing. Therefore, to facilitate rezoning on the subject property, the Map 5 of the ARP will be amended to redesignate the subject property as row housing.

Land Use Compatibility

The subject site is located on a corner lot and is surrounded primarily with single detached housing. The proposed UCRH Zone when compared to the existing RF1 Zone would allow for an increase in height, reduced rear and front setback, and higher site coverage. However, the site is surrounded on three of its four sides by road right-of-way. These roadways act as a buffer, helping to reduce the impacts of redevelopment. Moreover, the UCRH Zone contains regulations that ensure development is sensitive to the surrounding context, including requiring larger side setbacks, or a stepback, when a building exceeds 8.9 metres in height.

RF1 & UCRH Comparison Summary

	RF1 + MNO Current	UCRH Proposed
Principal Building	Single Detached Housing Duplex Housing Semi-detached Housing	Multi-Unit Housing
Maximum Height	8.9 m	12.0 m
Front Setback Range (107 Street)	8.5 m - 11.5 m	3.0 m - 6.0 m
Minimum Interior Side Setback	1.2 m	1.2 m for the first two storeys up to 8.9 m in height + 1.8 m stepback above two storeys exceeding 8.9 m in height
Minimum Flanking Side Setback (108 Avenue)	1.2 m	3.0 m
Minimum Rear Setback (Lane)	18.28 m (40% of Site Depth)	13.71 m (30% of Site Depth)
Maximum Site Coverage	40% ¹	52%

¹ A maximum Site Coverage of 40% would be applicable to each subdivided lot
Attachment 2 | File: LDA22-0586 | Central McDougall

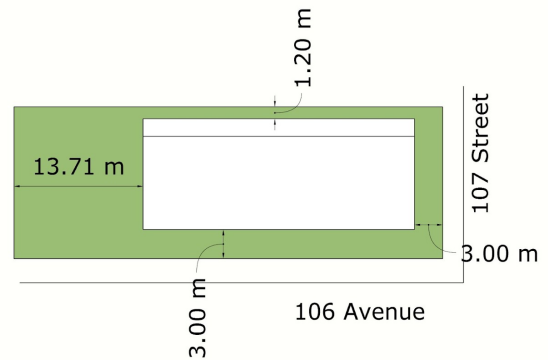
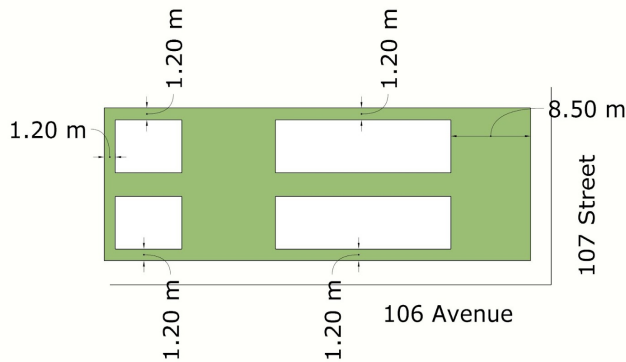
Maximum Number of Principal Dwellings	Two (2) ²	Five (5) ³
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RF1 + MNO: Current		
Accessory Building	Garden Suite	Detached Garage
Maximum Height	6.5 m	4.3 m
Minimum Interior Side Setback	1.2 m	0.6 m
Minimum Flanking Side Setback	1.2 m	1.2 m
Minimum Rear Setback	1.2 m	1.2 m

POTENTIAL RF1 BUILT FORM

POTENTIAL RF3 BUILT FORM

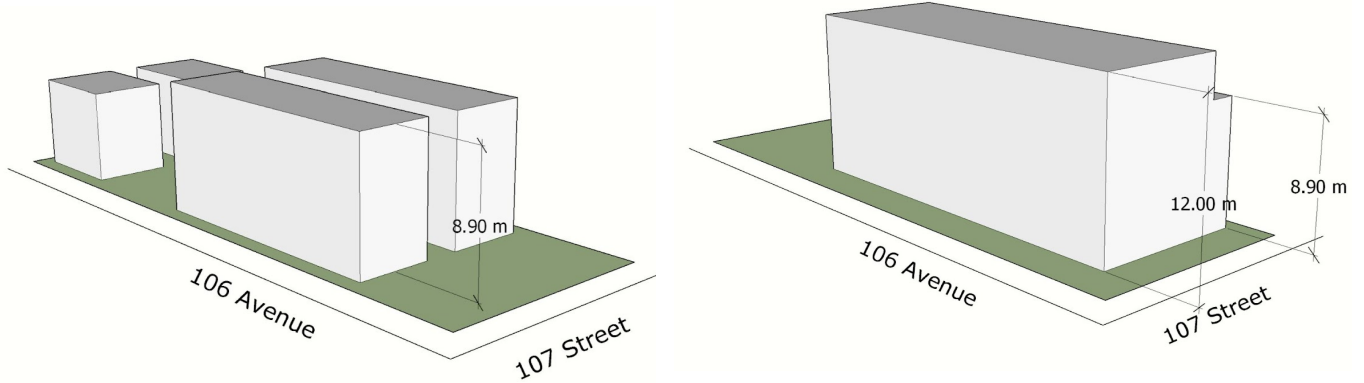
Top view



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 are allowed with each existing principal dwelling, the likelihood of these suites diminishes as the number of principal dwellings increase.

3D view



Technical Review

Transportation

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

Drainage

Sanitary and storm service connections are available to the site. The proposed zoning change will not significantly impact the sewer and drainage systems in the area. A storm service and/or Low Impact Development (LID) will be required with redevelopment.

EPCOR Water

Water service is available to this site from an existing 150mm water main in the lane west of 107 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:	Plan Amendment and Rezoning
Bylaw and Charter Bylaw:	20416 and 20417
Location:	North of 108 Avenue NW and West of 107 Street NW
Address:	10804 - 107 Street NW
Legal Description:	Lot 429, Block 7, Plan 7540AH
Site Area:	697 m ²
Neighbourhood:	Central McDougall
Ward:	O-day/min
Notified Community Organization:	Central McDougall Community League
Applicant:	Consist Design and Drafting

Planning Framework

Current Zone and Overlay:	(RF1) Single Detached Residential Zone (MNO) Mature Neighbourhood Overlay
Proposed Zone and Overlay:	(UCRH) Urban Character Row Housing Zone
Plan in Effect:	Central McDougall / Queen Mary Park Area Redevelopment Plan
Historic Status:	None

Written By:	Abhimanyu Jamwal
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination