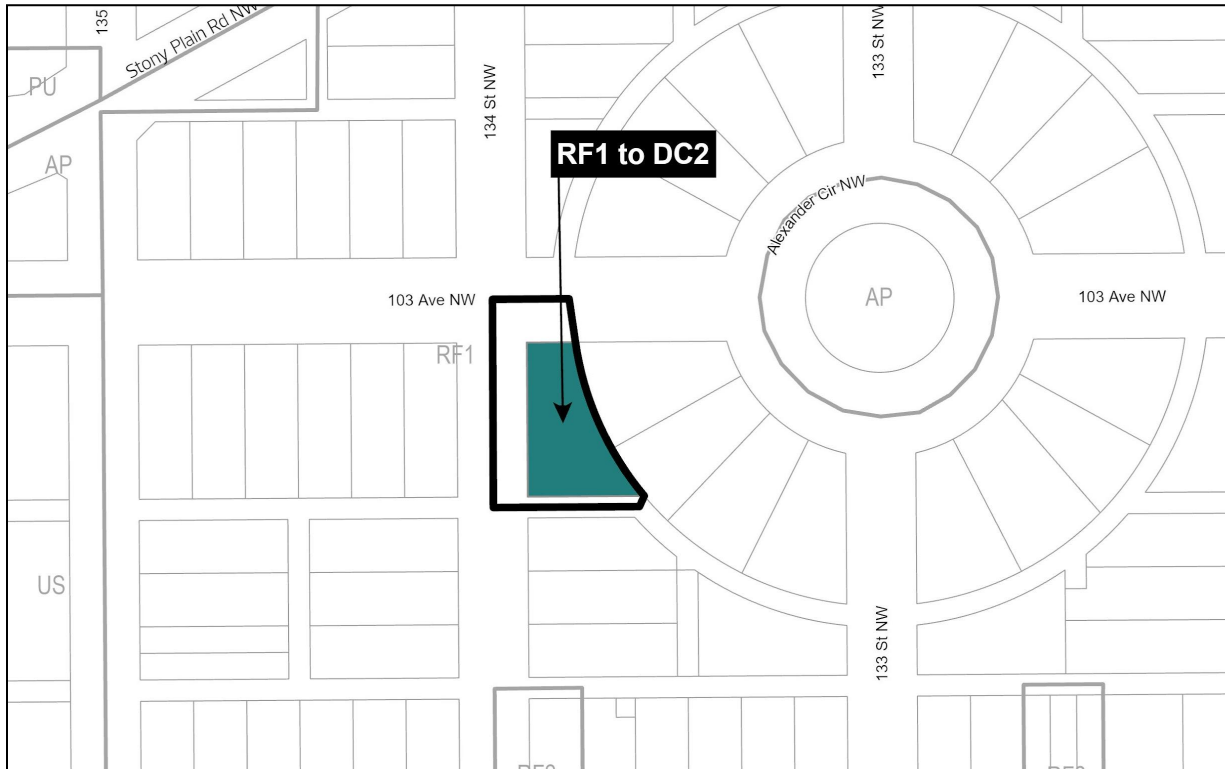


## 10235 – 134 Street NW

To allow for small scale infill development, Glenora



**Recommendation:** That Charter Bylaw 20420 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (DC2) Site Specific Development Control Provision be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Provides the opportunity for additional single detached housing on a corner lot that is sensitive to and compatible with surrounding developments.
- Aligns with infill objectives of The City Plan by increasing density at an appropriate location in close proximity to the Stony Plain Road Primary Corridor and walking distance to the future Glenora LRT stop.

## Application Summary

**CHARTER BYLAW 20420** will amend the Zoning Bylaw, as it applies to the subject site, from (RF1) Single Detached Residential Zone to (DC2) Site Specific Development Control Provision. The purpose of the DC2 Provision is to allow an additional single detached house on the north side of the property while maintaining the existing house and garage on the southern portion as a separate property. Some key aspects of the DC2 are as follows:

- Facilitates the development of a new single detached house within the proposed north lot;
- Adds additional vehicle access from 134 Street (3.5 metres in width) to serve the north lot; and
- Removes of the existing vehicle access from 134 Street upon redevelopment of the south lot. Instead, vehicle access will be provided from the abutting alley to the south.

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 such as the neighbourhood of Glenora.

This application was accepted on March 22, 2022, from Situate Inc. on behalf of Michael Taciuk.

## Community Insights

Based on the characteristics of this application the file was brought forward to the public using the Broadened Approach. This approach was selected because the file is located in an area where previous applications have prompted extensive public response.

The Broadened Approach included the following techniques:

### **DC2 Pre-Application Notification**, October 4, 2021

- Number of recipients: 28
- Number of responses (as reported by the applicant): 5

### **Advance Notice**, May 25, 2022

- Number of recipients: 65
- Number of responses with concerns: 20

### **Engaged Edmonton Webpage**, November 21, 2022 - December 4, 2022

- Number of visitors: 164
- Number of Engaged Visitors with feedback or questions: 24

## Webpage

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

**Common comments heard throughout the various methods include:**

- Inconsistent development with regards to the area's character and Glenora's garden city heritage and the Carruthers Caveat.
- Previously refused land development applications to subdivide the lot should be upheld.
- Concerns that the DC2 zoning will be used to upzone the property in the future and that the type of zoning sought is deemed unnecessary.
- The scale, massing and setbacks of the development are inconsistent with the surrounding homes and streetscape.
- The proposed additional driveway will be a safety concern for pedestrians and cyclists.
- that development will result in a loss of on-site mature trees. The proposed subdivision is opposed due to increased site coverage and loss of greenspace as a result.

The purpose of this section is to explain how issues/concerns from the advance notice, public meeting, or other forms of communication with the public were addressed in paragraph form if appropriate. Include any changes that were made due to public feedback, or indicate that they have made no changes. A public engagement "What We Heard Report" could also be included at the end of the report as an appendix.

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

## **Site and Surrounding Area**

The subject site is approximately 940 square metres in area, located on a corner lot abutting two local roads within the interior south portion of the Glenora neighbourhood. Existing vehicular access is provided along 134 Street approximately 19.5 m south of 103 Avenue. The property abuts an existing east-west lane south of the site. The property is one block south of Stony Plain Road, an arterial road with planned mass transit corridor for the future valley Line West LRT with the Glenora Stop to be located between 134 Street and 133 Street. Additional transit access is available approximately 150 metres walking distance to nearby bus stops servicing rapid and frequent bus routes along 102 Avenue. There is a separated shared use bike lane along the north side of 102 Avenue linking the Glenora neighbourhood from Oliver and Downtown, which terminates to the west at 136 Street, at which point cyclists are directed north or south onto sharrows on 136 Street.

Approximately 130 metres to the west is the Glenora Elementary School and further to the northwest across Stony Plain Road, is the Westminster Junior High School.

The surrounding area is generally developed with single detached housing; however, there are properties dispersed throughout Glenora that allow for a variety of infill opportunities including semi-detached and row housing developments.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
<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 Homes
South	(RF1) Single Detached Residential Zone	Single Detached House
West	(RF1) Single Detached Residential Zone	Single Detached House





*View of the site and existing house looking northeast from 134 Street NW and abutting east-west alley*



*View of the site looking southeast from the corner of 103 Avenue NW and 134 Street NW*



*View of the site looking south from 103 Avenue NW*

# Planning Analysis

## Land Use Compatibility

The subject property is a corner site, surrounded by roadways on three sides, and is located in a mature neighbourhood with good connectivity both locally and to the broader city networks.

Prior subdivision application resulted in a refusal as the proposed development deviated from the current (RF1) Single Detached Residential Zone standards and would add to uncertainty on the finalised built form based on a variety of permitted uses listed in the current zoning.

The proposed DC2 refines the site's zoning towards a specifically proposed residential use in the form of two single detached houses that remain compatible with the existing development patterns in the area. To do this, the approach of the DC2 mirrors applicable zoning regulations from both the Mature Neighbourhood Overlay and RF1 zoning with a set of site specific regulations that takes into account the irregular shape of the property while ensuring land use compatibility with surrounding single detached housing. This proposal also facilitates the lot split that would have otherwise been granted similar to other more regular shaped parcels in the area. The table below provides a comparison to the current and proposed zoning of the site.

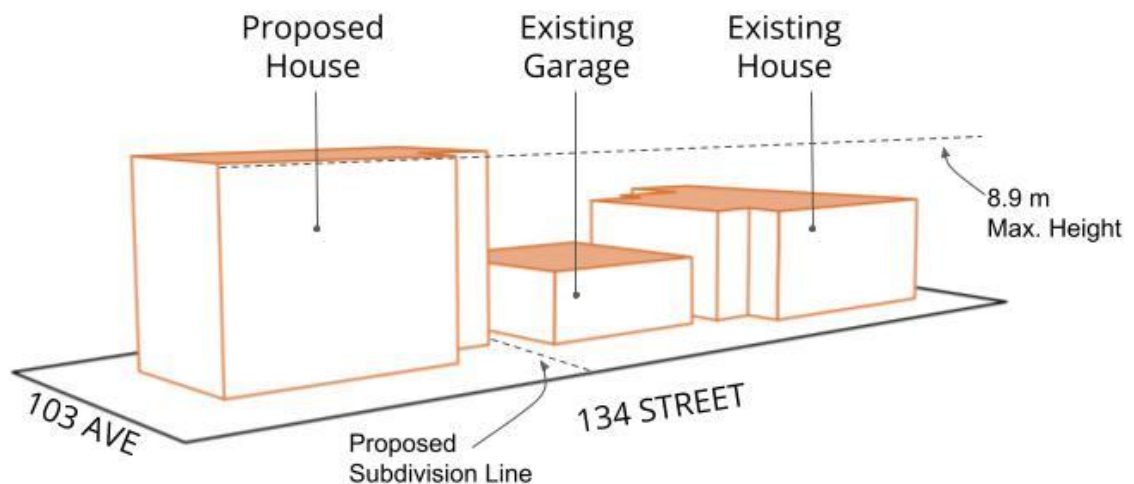
## RF1 & DC2 Comparison Summary

	<b>RF1 + MNO Current</b>	<b>DC2 Proposed</b>	
		North Lot	South Lot
<b>Principal Building</b>	Single Detached Housing Duplex Housing Semi-detached Housing	Single Detached Housing	Single Detached Housing
<b>Minimum Site Area for Single Detached Housing</b>	250 m <sup>2</sup>	250 m <sup>2</sup>	600 m <sup>2</sup>
<b>Minimum Site Width for Single Detached Housing</b>	7.5 m	13.5 m	24.0 m
<b>Minimum Site Depth for Single Detached Housing</b>	30.0 m	17.0 m	24.0 m



<b>Maximum Height</b>	8.9 m	8.9 m	8.9 m
<b>Minimum Front Setback</b>	~8.0 m (north property line)  28.5 m (Existing)	3.5 m (north property line)	3.4 m (west property line)  3.4 m (Existing)
<b>Minimum Interior Side Setback</b>	1.2 m (east property line)  7.5 m (existing)	3.5 m (east property line)	9.0m (proposed north property line)  2.2 m (south property line)
<b>Minimum Flanking Side Setback</b>	4.5 m (134 Street)  3.4 m (Existing)	3.4m (west property line)	n/a
<b>Minimum Rear Setback</b>	61.9 m (40% of Site Depth)  3.5m (existing rear setback to abutting the alley)	1.2 m (proposed south lot line)	3.5 m (east lot line)
<b>Maximum Site Coverage</b>	40-42%	42%	40%

## MASSING MODEL



## Plans in Effect

There is no neighbourhood plan in effect.

## 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. There is no neighbourhood plan in effect

The site is located one and a half blocks from Stony Plain Road, which is considered a Primary Corridor supported with mass transit. This type of corridor supports increasingly dense, mixed-use developments which are human scaled and walkable, supporting both transit and local business. Therefore the proposed built form is considered an appropriate balance of the increased density encouraged by The City Plan, and the context of other single detached housing in the area.

## Heritage

The existing single detached house on the property is not listed on the City's Inventory of Historic Resources, and is not considered a candidate. The neighbourhood lotting configuration within this sector of Glenora is influenced by "Garden City " movement applied in the early 20th century. This configuration is characterised by nodes of circular green space surrounded by residential development. The residential lots surrounding Alexander Circle to the east of the site are intentionally irregularly shaped which resulted in the existing lots forming the planned concentric shape of the immediate blocks. This application does not impact the block configuration of Glenora but rather retains its shape and allows for redevelopment of the site with an additional single detached house that conforms to similar built standards of the area. The proposed massing, height, building placement and setbacks captured in the DC2 Provisions are considered compatible with surrounding developments.

## Carruthers Caveat

With the exception of the Government House and former Royal Alberta Museum site, the Carruthers Caveat affects all lots within the Glenora neighborhood located south of Stony Plain Road, including the subject site. The Carruthers Caveat is a restrictive covenant, originally registered in 1911, that seeks to limit development on affected titles to no more than "one dwelling house" per lot, among other limitations.

The City does not take the Caveat into consideration when making judgements on land use related applications, including the review of this rezoning application. The RF1 Zone, which applies to much of the affected area of Glenora, has evolved over time to allow for flexibility in infill development and allow for a range of low density housing types which deviates from the "one dwelling house" per lot limitation within



the Carruthers Caveat. Development that deviates from the Carruthers Caveat is privately enforced amongst owners of affected titles. As the DC2 Zone still allows Single Detached Houses as a listed use, it is possible for development under the proposed zoning to comply with both the caveat and proposed zoning regulations.

## **Technical Review**

### **Transportation**

With the redevelopment of the site, vehicular access for the proposed north lot shall only be granted from a new 3.5m wide single driveway north of the existing access of the existing house. No new vehicular access shall be permitted for the proposed south lot or if the redevelopment of the existing house shall occur. This will require removal of the existing access which shall be relocated to the abutting alley to the south in order to conform with surrounding Zoning Bylaw regulations under the Mature Neighbourhood Overlay.

### **Drainage**

Redevelopment allowed under the proposed zone would not have a significant impact on existing drainage infrastructure.

A permanent sanitary sewer service currently exists to the subject rezoning area from the existing 250mm combined sewer main within the abutting lane at the east of 134 Street and may remain to service the southern lot. Permanent sanitary servicing to the northern lot of the subject rezoning area requires the construction of a sanitary sewer within the 134 street road right of way, under a servicing agreement with the City of Edmonton.

No storm sewer services currently exist to either of the proposed lots directly off the public sewer main and no storm service connections are available. The applicant/owner is advised that Roof downspouts must be drained to the lot surface and away from the building.

### **EPCOR Water**

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.

A deficiency in on-street fire protection adjacent to the property was also identified by EPCOR Water as spacing requirements are greater than the standard maximum 150 m separation between hydrants. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage.

All other comments from affected City Departments and utility agencies have been addressed.

## **Appendices**

- 1 "What We Heard" Public Engagement Report
- 2 Application Summary



## WHAT WE HEARD REPORT

### Online Public Engagement Feedback Summary

#### LDA21-0599

#### Glenora DC2 Rezoning- Single Family Lot Split

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**PROJECT ADDRESS:** 10235 - 134 Street NW

**PROJECT DESCRIPTION:** The City has received an application to rezone the property at 10235 - 134 Street NW from the Single Detached Residential Zone (RF1) to a Site-Specific Development Control Provision (DC2).

The proposed DC2 provision would allow for the development of an additional single detached house on the north side of the property while maintaining the existing house and garage on the southern portion as a separate property.

Some key changes to this property include:

- Facilitating the subdivision of the site to be separated into two (2) lots;
- Facilitating the development of a new single detached house within the proposed north lot;
- Adding additional vehicle access from 134 Street (approximately 3 metres in width) to serve the north lot; and
- Removing the existing vehicle access from 134 Street upon redevelopment of the south lot. Instead, vehicle access will be provided from the abutting alley to the

south.

**PROJECT WEBSITE:** <https://edmonton.ca/glenoraplanningapplications>

**ENGAGEMENT  
FORMAT:** Online Engagement Webpage - Engaged Edmonton:  
<https://engaged.edmonton.ca/glenoralotsplitdc2>

**ENGAGEMENT DATES:** November 21 - December 4, 2022

**NUMBER OF VISITORS:**

- Engaged: 24
- Informed: 39
- Aware: 107

See “Web Page Visitor Definitions” at the end of this report for explanations of the above categories.

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## **ABOUT THIS REPORT**

The information in this report includes summarized feedback received between November 21, 2022, to December 4, 2022, through online engagement via the Engaged Edmonton platform and emails submitted directly to the file planner.

The public feedback received will be considered during the planning analysis to ensure the review of the application takes local context into consideration and is as complete as possible. It will also be used to inform conversations with the applicant about potential revisions to the proposal to address concerns or opportunities raised.

This report is shared with all web page visitors who provided their email address for updates on this file. This summary will also be shared with the applicant and the Ward Councillor.

The planning analysis and how feedback informed that analysis will be summarized in the City's report to City Council when the proposed rezoning goes to a future City Council Public Hearing for a decision. The City's report and finalized version of the applicant's proposal will be posted for public viewing on the [City's public hearing agenda](#) approximately three (3) weeks prior to a scheduled public hearing for the file.



## ENGAGEMENT FORMAT

The Engaged Edmonton web page included an overview of the proposed development, information on the development and rezoning process and contact information for the file planner. Two “tools” were available for participants: one to ask questions and one to leave feedback.

The comments are summarized by the main themes below, with the number of times a similar comment was made by participants recorded in brackets following that comment. The questions asked and their answers are also included in this report.

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## FEEDBACK SUMMARY

This section summarizes main themes collected.

Number of Responses:

In Support: 2

In Opposition: 22

Mixed: 0

The most common **concerns** heard were:

**Inconsistent with Existing Heritage/Character:** The community strongly believes the rezoning is inconsistent with Glenora’s garden city heritage. The community seeks to preserve this heritage character and desires stronger heritage controls to help achieve this. Concerned residents see this site as a gateway to Alexander Circle and are concerned that the proposed development is inconsistent with the garden city layout.

**Previous Land Developments Applications:** The community strongly believes that nothing substantial has changed on this site since the three (3) previous land development applications (subdivisions) were refused by the City’s Subdivision Authority and upheld by the Subdivision and Development Appeal Board (SDAB). The previous rationales for refusal are still relevant to this application.

**DC2 Zoning:** There is strong opposition to the proposed DC2 zoning based on the flexibility of the zoning and possible changes to the final built form that differ from the developer-provided renderings. The community is concerned that the DC2 zoning will be used to upzone the property in the future for a built form/use not originally agreed to by the community. Several members of the community see the DC2 zoning as unnecessary for this rezoning application.

**Built Form/Site Layout:** The community strongly believes that the scale, massing and setbacks of the development are inconsistent with the surrounding homes and streetscape.

**Vehicular Access and Impacts to Boulevard Trees** There are concerns that the proposed additional driveway will be a safety concern for pedestrians and cyclists.

**Loss of On Site Vegetation:** There are concerns that development will result in a loss of on-site mature trees. The proposed subdivision is opposed due to increased site coverage and loss of greenspace as a result.

The most recurring comments of **support** heard were:

**Land Use Compatibility:** The comments in support see this rezoning as acceptable as long as the built form and the use of a single house contextually fits the neighbourhood.

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## WHAT WE HEARD

The following section includes a summary of collected comments with the number of times a comment was recorded in brackets (comments received once do not have a number).

## REASONS FOR OPPOSITION

### Inconsistent with Existing Heritage/Character

- The rezoning is inconsistent with the character of the neighbourhood (12)
- Preservation of Glenora's Garden City character (6)
- The rezoning is contrary to the Carruthers Caveat (4)

- Proposed development is not consistent with the gateway character intended for the property in the Garden City layout (4)
- The proposal contradicts the Glenora Heritage Character Area Rezoning initiative (2)
- The unique lot shape should be preserved
- Poorly conceived development at this site would be a blemish on the community

### **Previous Land Development Applications**

- Previous applications for this site have been refused by the Subdivision Authority and the SDAB (12)

### **DC2 Zoning**

- DC2 zoning is too flexible and could allow for changes in use and built form (10)
- DC2 zoning is not necessary for this application (4)

### **Built Form/Site Layout:**

- The scale and massing of the proposal is inconsistent with the existing homes and the streetscape (9)
- Inadequate setbacks (8)
- Privacy concerns (2)
- Shading of neighbouring properties

### **Vehicular Access/Boulevard Trees**

- The proposed driveway intersects a sidewalk and is a safety concern for pedestrians and cyclists (7)
- The proposed driveway intersecting the sidewalk is inconsistent with the Mature Neighbourhood Overlay and pedestrian oriented design

### **Greenspace/Mature Trees**

- Development on the site would result in the loss of mature trees (8)
- Subdivision of property into 2 lots will result in a loss of greenspace (3)

### **Other**

- Concerns with changes to the community notification process for subdivision and development applications (5)

- The rezoning is driven by the desire to maximize property value at the expense of the community (3)
- The unique lot shape makes this parcel unsuitable for subdivision
- The utility easement on the former laneway limits the building pocket and makes the site unsuitable for subdivision
- Increased property taxes due to inflated value of infill
- The applicant references rezonings adjacent to corridor roads to support this application while this site is in the interior or heart of the neighbourhood
- The precedent this application could set if approved
- Increased traffic

### **SUGGESTIONS FOR IMPROVEMENT**

- Ensure that the built form suits the neighbourhood
- Add more development controls to protect the character/heritage of the Glenora neighbourhood
- The City should adopt the public engagement 'core values' as referenced through the International Association for Public Participation ([www.iap2.org](http://www.iap2.org))

### **REASONS FOR SUPPORT**

- This is a necessary rezoning project
  - I don't have a problem with it if it will be a house as shown
- 

### **Web Page Visitor Definitions**

#### Aware

An aware visitor, or a visitor that we consider to be 'aware', has made one single visit to the page, but not clicked any further than the main page.

#### Informed

An informed visitor has taken the 'next step' from being aware and clicked on something. We now consider the visitor to be informed about the project. This is done because a click suggests interest in the project.



### Engaged

Every visitor that contributes on the page, either by asking questions or leaving a comment, is considered to be 'engaged'.

Engaged and informed are subsets of aware. That means that every engaged visitor is also always informed AND aware. In other words, a visitor cannot be engaged without also being informed AND aware. At the same time, an informed visitor is also always aware.

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### **Next Steps**

The public feedback received will be considered during the planning analysis and will be included in the administration report for City Council. The administration report and finalized version of the applicant's proposal will be posted for public viewing on the [City's public hearing agenda](#) approximately three (3) weeks prior to a scheduled public hearing for the file.

When the applicant is ready to take the application to Council:

- Notice of Public Hearing date will be sent to surrounding property owners and applicable nearby Community Leagues and Business Associations.
- Once the Council Public Hearing Agenda is posted online, members of the public may register to speak at Council by completing the form at [edmonton.ca/meetings](http://edmonton.ca/meetings) or calling the Office of the City Clerk at 780-496-8178.
- Members of the public may listen to the Public hearing on-line via [edmonton.ca/meetings](http://edmonton.ca/meetings).
- Members of the public can submit written comments to the City Clerk ([city.clerk@edmonton.ca](mailto:city.clerk@edmonton.ca)).

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If you have questions about this application please contact:

Marty Vasquez, Planner  
780-495-1948  
[marty.vasquez@edmonton.ca](mailto:marty.vasquez@edmonton.ca)

## Application Summary

### Information

<b>Application Type:</b>	Rezoning
<b>Charter Bylaw:</b>	20420
<b>Location:</b>	Southeast corner of 103 Avenue NW and 134 Street NW
<b>Address:</b>	10235 134 Street NW
<b>Legal Descriptions:</b>	Lot 6 and a portion of Lot OT, Block 114, Plan 20803AF
<b>Site Area:</b>	939.1 m <sup>2</sup>
<b>Neighbourhood:</b>	Glenora
<b>Ward:</b>	Nakota Isga
<b>Notified Community Organization:</b>	Glenora Community League
<b>Applicant:</b>	Situate Inc.

### Planning Framework

<b>Current Zone and Overlay:</b>	(RF1) Single Detached Residential Zone and the Mature Neighbourhood Overlay
<b>Proposed Zone:</b>	(DC2) Site Specific Development Control Provision
<b>Plan in Effect:</b>	None
<b>Historic Status:</b>	None

Written By: Marty Vasquez  
Approved By: Tim Ford  
Branch: Development Services  
Section: Planning Coordination