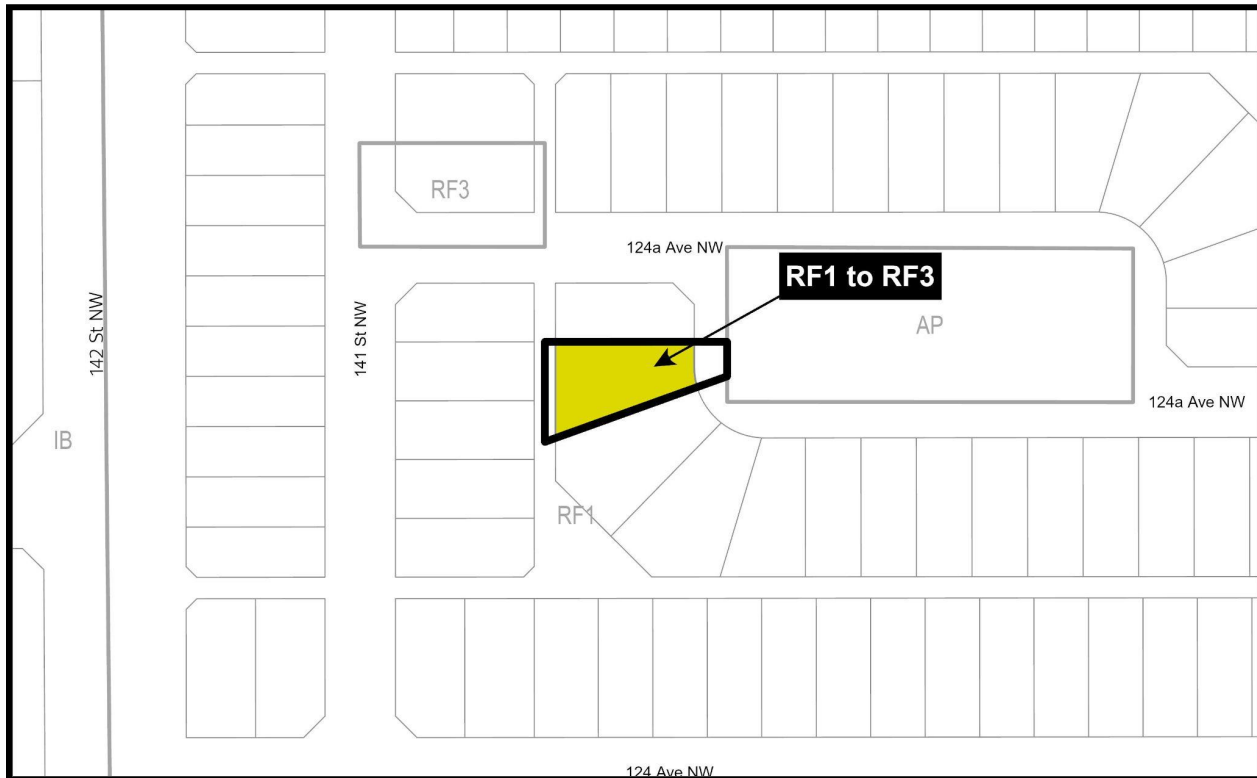


## 13559 - 124a Avenue NW

To allow for a mix of small scale housing, Dovercourt.



**Recommendation:** That Charter Bylaw 20430 to amend the Zoning Bylaw from the (RF1) Single Detached Residential Zone to the (RF3) Small Scale Infill Development Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Conforms with The City Plan target of adding 50% of net new units through infill city-wide.
- Proposes small scale multi-unit housing, which is compatible with the existing surrounding development.
- Provides the opportunity for additional housing diversity in the Dovercourt neighbourhood.

## Application Summary

This application was accepted on November 24, 2022 from Dillion Massie on behalf of Revive Construct.

**CHARTER BYLAW 20430** will amend the Zoning Bylaw, as it applies to the subject site, from the (RF1) Single Detached Residential Zone to the (RF3) Small Scale Infill Development Zone for the purpose of accommodating a mix of small-scale housing. This adheres to The City Plan target of accommodating 50% of net new units through infill city-wide.

## 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 rezoning to a standard zone of the same category (RF1 to RF3), and no response was received to advanced notification.

The Basic Approach included the following techniques:

### Advance Notice, December 8, 2022

- Number of recipients: 29
- Number of responses with concerns: 0

### Webpage

- [edmonton.ca/dovercourtplanningapplications](https://edmonton.ca/dovercourtplanningapplications)

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

## Site and Surrounding Area

The subject site is approximately 807 square metres in area, located on an interior lot in the northwestern portion of the Dovercourt neighbourhood. Vehicular access is currently from the Lane. The site is in proximity to a Shared Pathway on the eastern side of 142 Street NW. Transit service operates along 123 Avenue NW, St. Albert Trail, and Dovercourt Avenue NW/Sherbrooke Avenue NW (see the transit section below for more detailed transit information). The site is in proximity to open space and gathering places such as Dovercourt Park, Dovercourt Public School, and a small park space adjacent to the subject site.



*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                | (AP) Public Parks Zone                 | Park Space            |
| South               | (RF1) Single Detached Residential Zone | Single Detached House |
| West                | (RF1) Single Detached Residential Zone | Single Detached House |





*View of the site looking west from 124a Avenue NW*



*View of the site looking east from the lane*

## **Planning Analysis**

### **Land Use Compatibility**

Small-scale Multi-unit Housing is compatible with the existing surrounding Single Detached built forms, and allows for a gentle increase in density in the Dovercourt neighbourhood.

The RF3 regulations, in combination with the Mature Neighbourhood Overlay (MNO) regulations, are similar to the current RF1 zoning. Rear setback and Height regulations are identical in both the RF1 and RF3 Zones. Key differences between the zones are the permitted number of units, and site coverage. The maximum site coverage is higher under the proposed zone than the current RF1 Zone; however, the height and setback requirements of the RF3 zone and the MNO minimize impacts to adjacent properties. Overall, the regulatory requirements of the Zoning Bylaw provide proper transitions to the rest of the blockface. A comparison between the RF1 and the RF3 Zone is available below:

## RF1 & RF3 Comparison Summary

|   | RF1 + MNO<br>Current   | RF3 + MNO<br>Proposed         |
|---|--|-------------------------------|
| <b>Principal Building</b>                               | Single Detached Housing<br>Duplex Housing<br>Semi-detached Housing | Multi-Unit<br>Housing         |
| <b>Maximum Height</b>                                   | 8.9 m  | 8.9 m                         |
| <b>Front Setback Range</b><br>(124A Ave NW)             | 7.9 m - 13.0 m   | 7.9 m - 13.0 m                |
| <b>Minimum Interior Side Setback</b><br>(North & South) | 1.2 m  | 1.2 m - 1.45 m                |
| <b>Minimum Rear Setback (Lane)</b>                      | 15.8 m<br>(40% of Site Depth)                                      | 15.8 m<br>(40% of Site Depth) |
| <b>Maximum Site Coverage</b>                            | 40% <sup>1</sup>   | 45%                           |
| <b>Maximum Number of Principal Dwellings</b>            | Two (2) <sup>2</sup>   | Five (5) <sup>3</sup>         |

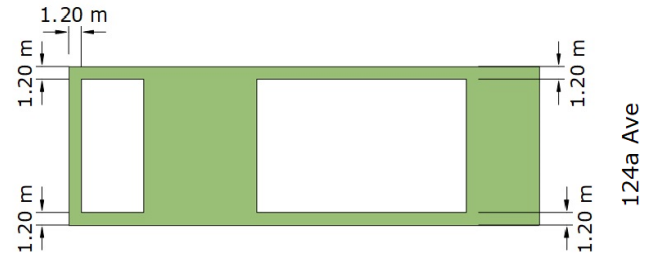
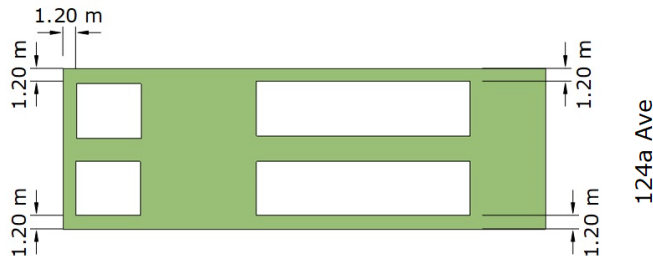
|                                      | RF1 + MNO: Current |                 | RF3 + MNO: Proposed |                 |
|--------------------------------------|--------------------|-----------------|---------------------|-----------------|
| <b>Accessory Building</b>            | Garden Suite       | Detached Garage | Garden Suite        | Detached Garage |
| <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 - 1.45 m      | 0.6 m           |
| <b>Minimum Rear Setback</b>          | 1.2 m              | 1.2 m           | 1.2 m               | 1.2 m           |

<sup>1</sup> A maximum Site Coverage of 40% would be applicable to each subdivided lot

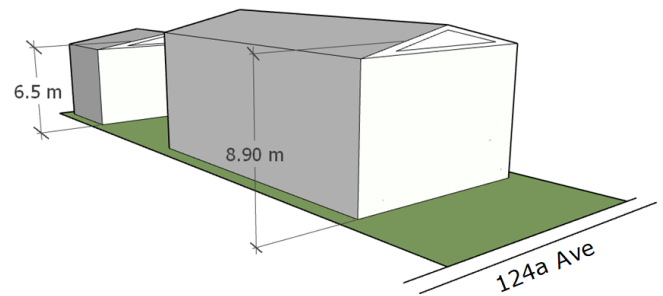
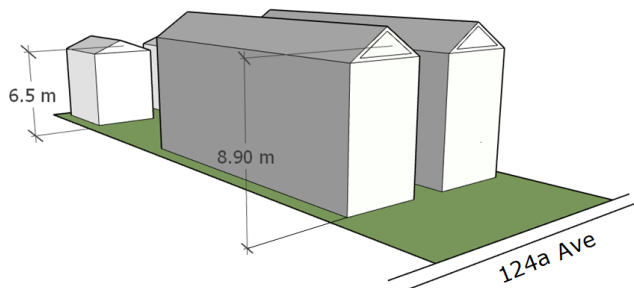
<sup>2</sup> Lot Subdivision would be required to accommodate two Single Detached principal structures/dwellings under RF1. Semi-detached could be built without subdividing under RF1. Each principal dwelling could have a Secondary Suite and/or Garden Suite.

<sup>3</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.

### Top view



### 3D view



## Plans in Effect

### The City Plan

The proposed rezoning adheres to the direction provided in The City Plan as it enables ongoing residential density to occur at a variety of scales, densities, and designs within all parts of the residential area. Additionally, the proposed rezoning adheres to The City Plan target of adding 50% of new units through infill city-wide while diversifying housing types in the Dovercourt neighbourhood. Small-scale Multi-unit Housing is a gentle and appropriate increase in density at this location.

## Technical Review

### Transportation

Upon redevelopment of the site, vehicle access must be to the abutting alley to conform with the Mature Neighbourhood Overlay.

### Transit

The site is just over five minutes walking distance to nearby bus stops served by local and crosstown bus routes on Dovercourt Avenue, 123 Avenue, and St. Albert Trail.

## **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**

Edmonton Fire Rescue Services has performed a risk-based Infill Fire Protection Assessment and determined that the site is functionally compliant with the municipal standards. Therefore, upgrades to existing municipal fire protection infrastructure is not required. This could potentially be re-evaluated at the development permit stage.

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>Bylaw(s)/Charter Bylaw(s):</b>          | 20430   |
| <b>Location:</b>                           | South of 124A Avenue NW and east of 141 Street NW |
| <b>Address(es):</b>                        | 13559 - 124A Avenue NW                            |
| <b>Legal Description(s):</b>               | Lot 24, Block 9, Plan 6013HW                      |
| <b>Site Area:</b>                          | 807 square metres                                 |
| <b>Neighbourhood:</b>                      | Dovercourt  |
| <b>Ward:</b>                               | Anirniq   |
| <b>Notified Community Organization(s):</b> | Dovercourt Community League                       |
| <b>Applicant:</b>                          | Dillon Massie                                     |

### Planning Framework

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

Written By:

Approved By:

Branch:

Section:

Saffron Newton

Tim Ford

Development Services

Planning Coordination