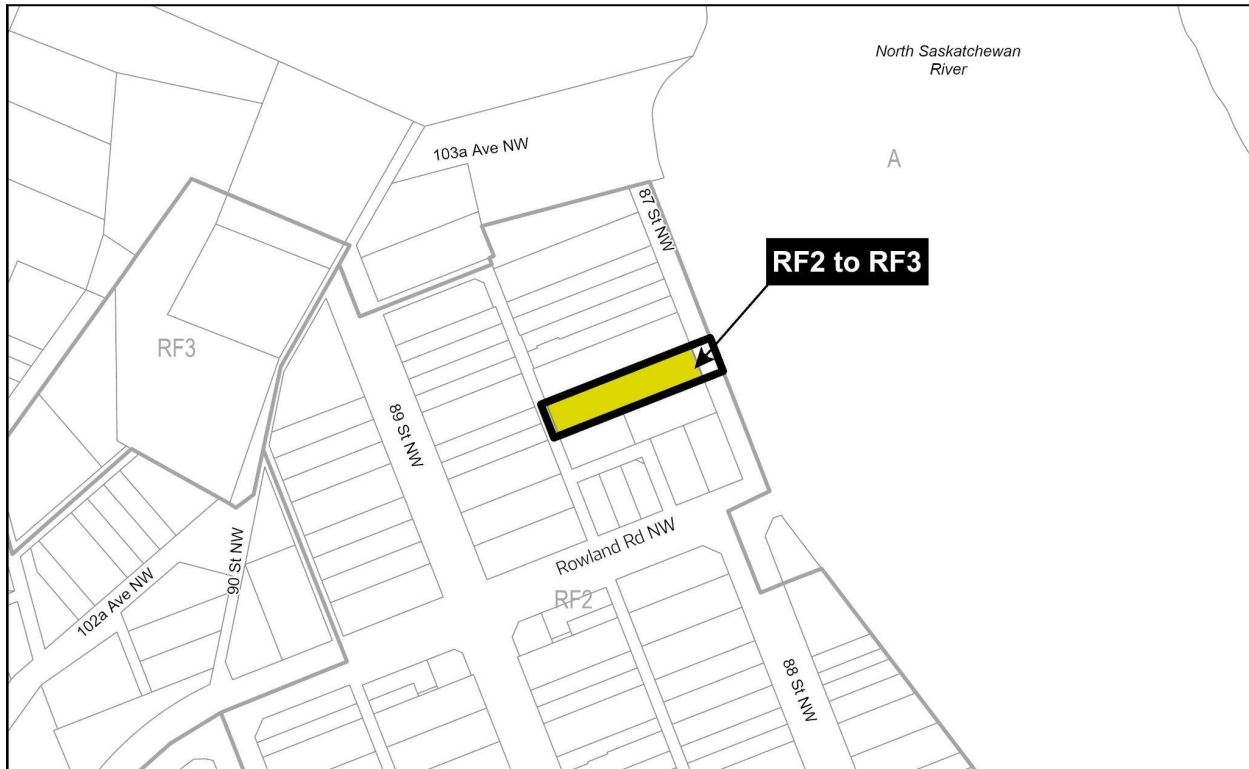


10268 - 87 Street NW

To allow for a mix of small scale housing, Riverdale



Recommendation: That Bylaw 20453 to amend the Riverdale Area Redevelopment Plan (ARP) and Charter Bylaw 20454 to amend the Zoning Bylaw from the (RF2) Low Density Infill 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.
- Provides the opportunity for additional housing diversity within the Riverdale neighbourhood.
- Proposes a gentle increase in density on a site where small scale multi-unit housing is an appropriate and compatible form of development.

Application Summary

This application was accepted on November 16, 2022, from Clarity Development Advisory.

CHARTER BYLAW 20454 will amend the Zoning Bylaw, as it applies to the subject site, from the (RF2) Low Density Infill Zone to the (RF3) Small Scale Infill Development Zone for the purpose of accommodating a mix of small-scale housing.

BYLAW 20453 will amend Figure 10, Map 8, and Section 3.6 in the Riverdale Area Redevelopment Plan (ARP) to facilitate the proposed rezoning.

The proposed rezoning and plan amendment align with The City Plan target of accommodating 50% of net new residential 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 proposed a rezoning to a standard zone of the same category (RF2 to RF3), and few responses were received to advanced notification.

The Basic Approach included the following techniques:

Advance Notice, December 5, 2022

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

Webpage

- edmonton.ca/riverdaleplanningapplications

Concerns heard throughout the various methods include:

- Sunlight obstruction for adjacent properties
- Mature tree removal during redevelopment
- Carbon implications of demolishing older buildings

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

Site and Surrounding Area

The subject site is approximately 999 square metres in area, located on an interior lot within the northeastern portion of the Riverdale neighbourhood. Vehicular access to the site is currently from the lane. The site is in proximity to transit service along Rowland Road NW and 89 Street NW. There are shared pathways along Dawson Bridge, and through Dawson Park and the River Valley and Ravine System; these locations also act as open space and gathering places in the neighbourhood.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF2) Low Density Infill Zone	Multi-unit housing (fourplex - converted semi-detached house)
CONTEXT		
North	(RF2) Low Density Infill Zone	Semi-detached housing
East	(A) Metropolitan Recreation Zone	North Saskatchewan River Valley and Ravine
South	(RF2) Low Density Infill Zone	Single detached house
West	(RF2) Low Density Infill Zone	Single detached house



View of the site looking west from 87 Street NW.



View of the site looking east from the Lane.

Planning Analysis

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 Riverdale neighbourhood. Small-scale multi-unit housing is compatible with the surrounding context, and is considered a gentle increase in density.

Riverdale Area Redevelopment Plan (ARP)

A plan amendment to amend Map 8, Figure 10, and Section 3.6 of the Riverdale Area Redevelopment Plan (ARP) is required to support the proposed rezoning. The site must be redesignated from the RF2 Low Density Infill District to the RF3 Small Scale Infill Development District within *Map 8 Proposed Land Use*

Districts. Figure 10: Rowhousing Development Opportunities must be amended to identify the subject site. Additionally, a new policy is proposed for Section 6. Opportunities for Development of Multi-family (Rowhousing and Apartment) Housing to allow small scale Multi-unit Housing on the subject site.

Land Use Compatibility

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

The RF3 regulations, in combination with the Mature Neighbourhood Overlay (MNO) regulations, are similar to the current RF2 zoning. Rear setback and height regulations are identical in both the RF2 and RF3 Zones. Key differences between the zones are the permitted number of units, site coverage and side setback regulations. The interior side setback within the proposed zone provides additional separation space than that required under the current RF2 Zone, ensuring that the development is sensitive to the abutting site to the north and south. The maximum site coverage is higher under the proposed zone than the current RF2 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 provides proper transitions to the rest of the blockface. A comparison between the RF2 and the RF3 Zone is available below:

RF2 & RF3 Comparison Summary

	RF2 + 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 (87 Street NW)	7.3 m - 8.8 m approx.	7.3 m - 8.8 m approx.
Minimum Interior Side Setbacks	1.2 m	1.6 m approx.
Minimum Rear Setback (Lane)	26.4 m (40% of Site Depth)	26.4 m (40% of Site Depth)
Maximum Site Coverage	40% ¹	45%

¹ A maximum Site Coverage of 40% would be applicable to each subdivided lot
Attachment 3 | File: LDA22--0548 | Riverdale

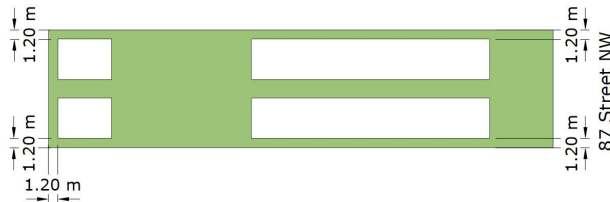
Maximum Number of Principal Dwellings	Two (2) ²	Six (6) ³
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	RF2 + MNO: Current		RF3 + MNO: Proposed	
Accessory Building	Garden Suite	Detached Garage	Garden Suite	Detached Garage
Maximum Height	6.5 m	4.3 m	6.5 m	4.3 m
Minimum Interior Side Setbacks	1.2 m	0.6 m	1.6 m	0.6 m
Minimum Rear Setback	1.2 m	1.2 m	1.2 m	1.2 m

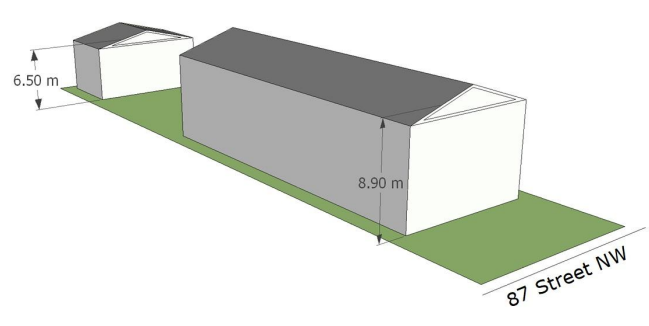
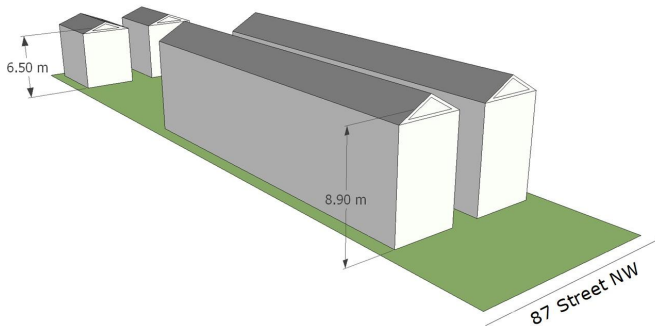
POTENTIAL RF2 BUILT FORM

POTENTIAL RF3 BUILT FORM

Top view



3D view



² Lot Subdivision would be required to accommodate two Single Detached principal structures/dwellings under RF2. Semi-detached could be built without subdividing under RF2. 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.

Technical Review

Transportation

The owner will be required to register an access easement to permit continued legal access to the site from the rear lane. Vehicular access for the site shall remain from the rear lane only.

Transit

ETS currently operates frequent bus service nearby on Rowland Road. Local bus service is also available on 89 Street NW and Rowland Road. The site is less than 300 m walking distance from bus stops on Rowland Road and 89 Street NW.

A frequent mass transit bus route is anticipated to operate nearby on Rowland Road as part of the future mass transit network associated with the 1.25 million population scenario of the Edmonton City Plan.

Drainage

Sanitary service connections are available to the rezoning site. No storm service currently exists to the site. Permanent storm servicing for the subject area is required but not available. Low Impact Development (LID) must be utilized to reduce stormwater run-off. Roof downspouts and LID must drain to the lot surface, and lot grading must direct stormwater away from buildings and towards a city right-of-way in a manner that does not have the potential to cause nuisance, hazard, or damage.

The subject area is within the Floodplain Protection Overlay, and the existing special drainage provisions of the Zoning Bylaw shall apply for development.

EPCOR Water

Edmonton Fire Rescue Services performed a risk-based Infill Fire Protection Assessment (IFPA) and determined that the site is functionally compliant with the municipal standards for hydrant spacing. Therefore, upgrades to the existing municipal fire protection infrastructure are 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

Application Type:	Plan Amendment and Rezoning
Bylaw(s)/Charter Bylaw(s):	20453, 20454
Location:	North of Rowland Road NW and west of 87 Street NW
Address(es):	10268 - 87 Street NW
Legal Description(s):	Lot 44, Block 3, Plan RN37 and Units 1-4 Condominium Plan 0322418
Site Area:	999 square meters (approximately)
Neighbourhood:	Riverdale
Ward:	O-day/min
Notified Community Organization(s):	Riverdale Community League
Applicant:	Clarity Development Advisory

Planning Framework

Current Zone(s) and Overlay(s):	(RF2) Low Density Infill Zone Mature Neighbourhood Overlay Floodplain Protection Overlay
Proposed Zone(s) and Overlay(s):	(RF3) Small Scale Infill Development Zone Mature Neighbourhood Overlay Floodplain Protection Overlay
Plan(s) in Effect:	Riverdale Area Redevelopment Plan (ARP)
Historic Status:	None

Written By:	Saffron Newton
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination