

10979 – 72 Avenue NW

To allow for a mix of small-scale housing.



Recommendation: That Charter Bylaw 20466 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:

- Provides the opportunity for increased density and housing diversity in the Parkallen neighbourhood.
- Fronts 72 Avenue NW, a collector roadway with an anticipated “Rapid enhanced” mass transit route.
- Aligns with the infill objectives of The City Plan to achieve 50% of new net units through infill development.

Application Summary

CHARTER BYLAW 20466 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 to allow for a mix of small scale housing, such as single detached housing, semi-detached housing and multi-unit housing.

This rezoning proposal was submitted by THC Homes on February 6, 2023.

Multi-unit housing is a permitted use within the proposed RF3 Zone and is the key difference between the existing RF1 Zone and the 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 a basic approach. This approach was selected because the advance notice of the proposed land use change garnered little response, the application proposes a standard zone of the same category, and it aligns with the objectives of The City Plan.

The basic approach included the following techniques:

Mailed Notice, February 8, 2023

- Number of recipients: 34
- Number of responses: 0

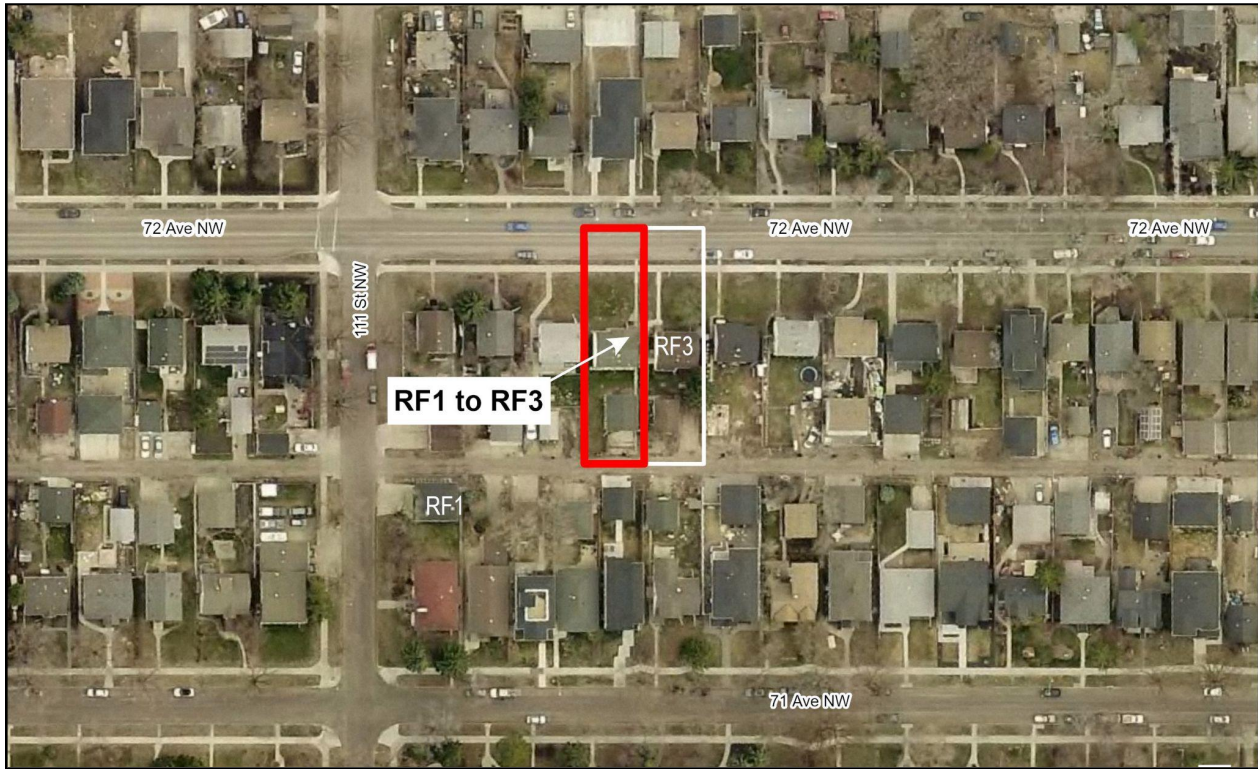
Webpage

- edmonton.ca/parkallenplanningapplications

No formal feedback or position was received from the Parkallen or McKernan Community Leagues at the time this report was written.

Site and Surrounding Area

The subject property is approximately 532 m² in area and is located in the Parkallen neighbourhood. The site abuts 72 Avenue on the north, and an alley on the south. It is surrounded by single-detached housing, with the exception of the north side of the property, which has a semi-detached house. The site is in proximity to amenities such as parks and a school site. It is well connected to transit with bus service along 109 Street NW and, anticipated "Rapid enhanced" mass transit route on 72 Avenue NW.



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	Semi-detached House
East	(RF1) Single Detached Residential Zone	Single Detached House
South	(RF1) Single Detached Residential Zone	Single Detached House
West	(RF3) Small Scale Infill Development Zone	Single Detached House



View of the site looking south from 72 Avenue NW



View of the site looking north from rear lane

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. 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.

Therefore, the built form will be largely unchanged. 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 RF3 Zone is appropriate at this location. The regulations of RF3 Zone and the location of the site at the edge of the neighbourhood will permit a gentle increase in the density 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
Minimum Front Setback (72 Avenue)	7.9 m	7.9 m
Minimum Interior Side Setback	1.2 m	1.2 m
Minimum Rear Setback (Lane)	15.9 m (40% of Site Depth)	15.9 m (40% of Site Depth)
Maximum Site Coverage	40% ¹	45%
Maximum Number of Principal Dwellings	Two (2) ²	Three (3) ³

	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

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.

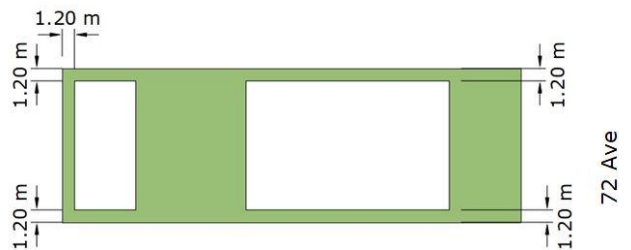
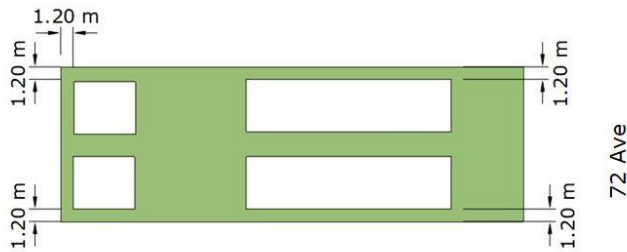
³ Secondary Suites and Garden Suites are allowed with each existing principal dwelling, the likelihood of these suites diminishes as the number of principal dwellings increase.

Minimum Interior Side Setback	1.2 m	0.6 m	1.2 m	0.6 m
Minimum Rear Setback	1.2 m	1.2 m	1.2 m	1.2 m

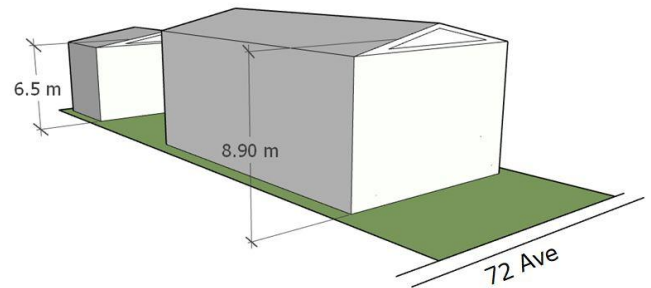
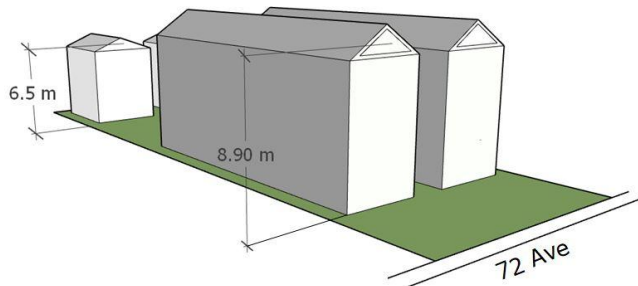
POTENTIAL RF1 BUILT FORM

POTENTIAL RF3 BUILT FORM

Top view



3D view



Technical Review

Transportation

With redevelopment of the site, vehicular access shall be from the rear lane only in alignment with the Mature Neighbourhood Overlay.

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 72 Avenue NW. 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:	20466
Location:	South of 72 Avenue NW and east of 111 Street NW
Address:	10979 - 72 Avenue NW
Legal Description:	Lot 4, Block 28, Plan 1127HW
Site Area:	532 m ²
Neighbourhood:	Parkallen
Ward:	papastew
Notified Community Organizations:	Central Area Council of Community Leagues McKernan Community League Parkallen Community League
Applicant:	THC Homes

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