

12904 - 103 Street NW

To allow for a mix of small-scale ground-oriented housing.



Recommendation: That Charter Bylaw 20479 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Is located on a corner lot along a collector roadway where small-scale ground oriented housing is compatible with adjacent homes.
- Will add to the diversify of housing types and utilize land and infrastructure efficiently.
- Aligns with infill objectives of The City Plan by adding 50% of new units through infill city-wide.

Application Summary

CHARTER BYLAW 20479 will amend the Zoning Bylaw, as it applies to the subject site, from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone. The RF3 Zone will allow for a mix of small scale housing which may include single detached housing, semi-detached housing, duplex housing, and row housing up to 8.9 metres height (approximately 2 storeys) in with the opportunity for secondary and garden suites. The applicant's stated intent is to develop (4) principal dwelling units of multi-unit housing in the form of row housing, each with secondary suites. The Mature Neighbourhood Overlay (MNO) applies to the site (both to the existing RF1 and proposed RF3).

This application was accepted from Omega Finishing Solutions Inc. on November 8, 2022.

This proposal aligns with the goals and policies of The City Plan to accommodate all future growth for an additional 1 million population by accommodating 50% of new residential units through infill, city-wide. The application will add to the diversity of housing types, utilize land and infrastructure efficiently and encourage the use of public transportation. There is no neighbourhood plan in effect for Lauderdale.

Community Insights

Based on the characteristics of this application the file was brought forward to the public using the Broadened Approach and included sending the notice to a broader catchment area to ensure logical notification boundaries and because of the proposed upzoning, which could result in a greater impact on surrounding properties, over and above that which could be anticipated under the existing zoning.

Advance Notice, November 24, 2022

- Number of recipients: 77
- Number of responses with concerns: 0

Webpage

- edmonton.ca/lauderdaleplanningapplications

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

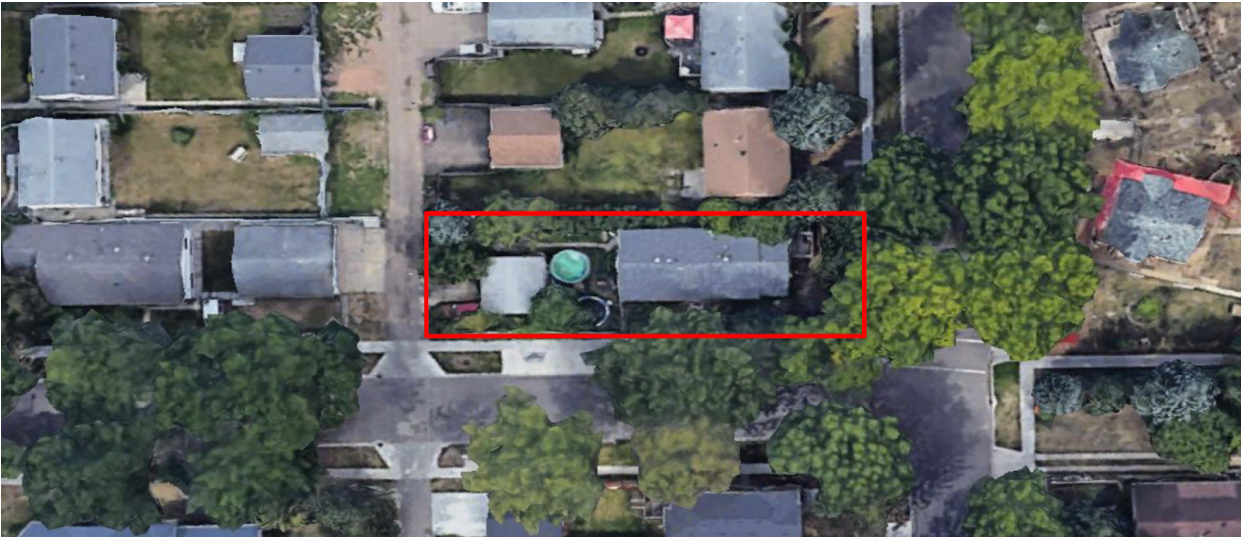
Site and Surrounding Area

The site is approximately 680 m² and is located on a corner site north of 129 Avenue NW and west of 103 Street NW. The subject property is surrounded by single-detached housing, with the exception of row housing units that are developed to the east. The site is well connected to all modes of transportation, with frequent bus service along 129 Avenue NW, 132 Avenue NW and 97 Street NW, which is identified as a Primary Corridor and City-wide Mass Transit Route.



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 homes
East	(RF5) Row Housing Zone	Row houses
South	(RF1) Single Detached Residential Zone	Single detached homes
West	(RF1) Single Detached Residential Zone	Single detached homes



Aerial view of the site



View of the existing house on the site looking north from 129 Avenue NW

Planning Analysis

The City Plan

This proposal aligns with the goals and policies of The City Plan to accommodate all future growth for an additional 1 million population by accommodating 50% of new residential units through infill city wide.

It will diversify the housing types in Lauderdale by adding small-scale ground oriented housing on a corner lot in order to utilize land and infrastructure efficiently. The site is well-situated along a collector roadway and well-served by public transportation routes, which supports the goal of integrating housing, services and amenities with active transportation networks.

Land Use Compatibility

The proposed RF3 Zone is compatible with surrounding development and is suitably located on a corner site within a mature neighbourhood. Multi-unit housing is a permitted use within the proposed RF3 Zone. The Mature Neighbourhood Overlay (MNO) applies to the site, which further restricts the maximum height of future development from 10 metres to 8.9 metres, with setbacks that are compatible with the abutting RF1 properties to the north, west and south, and the row housing development to the east.

The following table compares the existing RF1 Zone to the proposed RF3 Zone.

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
Front Setback (129 Avenue NW)	9.0 m	9.0 m
Minimum Interior Side Setback	1.2 m	1.2 m - 1.5 m
Min. Flanking Side Setback (103 Street)	1.2 m	3.0 m
Minimum Rear Setback (Lane)	18.0 m (40% of site depth)	18.0 m (40% of site depth)
Minimum Site Area	250.8 m ² (single detached housing) 300 m ² (duplex housing) 488.4 m ² (semi-detached)	150 m ²

Maximum Site Coverage	40% - 42% ¹	45%
Maximum Number of Principal Dwellings	Two (2) ²	Four (4) ³

Technical Review

Transportation

With the redevelopment of the site, vehicular access will be from the abutting lane in order to conform with the Zoning Bylaw regulations under the Mature Neighbourhood Overlay.

Transit

ETS operates numerous bus routes near the rezoning site on 129 Avenue NW, 132 Avenue NW and 97 Street NW. A range of service levels are available on these corridors including local, frequent, rapid and late-night owl service.

The rezoning site is located adjacent to a bus stop. A mass transit route is anticipated to operate nearby on 97 Street NW as part of the future mass transit network associated with the 1.25 million population scenario of the Edmonton City Plan.

Drainage

The property is currently serviced, via sanitary and stormwater service connections to the existing public systems within 103 Street NW. The proposed redevelopment will not have a significant impact on these public sewer systems.

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.

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

Appendices

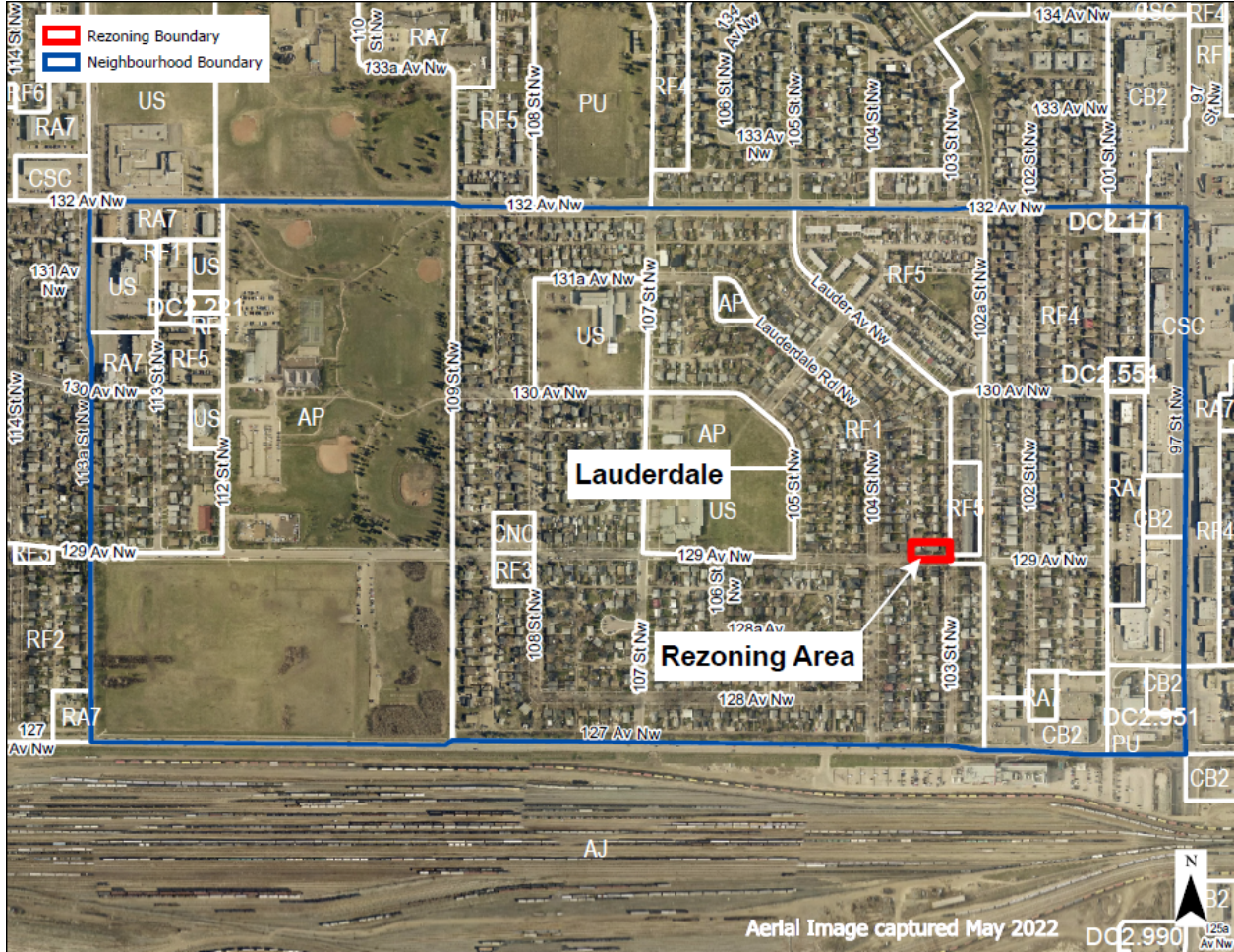
- 1 Context Plan Map
- 2 Application Summary

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. The applicant's current intent for the redevelopment is for (4) Principal Dwellings.

Context Map



Application Summary

Information

Application Type:	Rezoning
Charter Bylaw:	20479
Location:	North of 129 Avenue NW and west of 103 Street NW
Address:	12904 - 103 Street NW
Legal Description:	Lot 52, Block 6, Plan 1066KS
Site Area:	0.068 ha
Neighbourhood:	Lauderdale
Ward:	Anirniq
Notified Community Organizations:	Lauderdale community league and Edmonton Area Council One Society Area Council
Applicant:	Omega Finishing Solutions Inc.

Planning Framework

Current Zone and Overlay(s):	(RF1) Single Detached Residential Zone Mature Neighbourhood Overlay (MNO)
Proposed Zone:	(RF3) Small Scale Infill Development Zone Mature Neighbourhood Overlay (MNO)
Plan(s) in Effect:	None

Written By:	Carla Semeniuk
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination