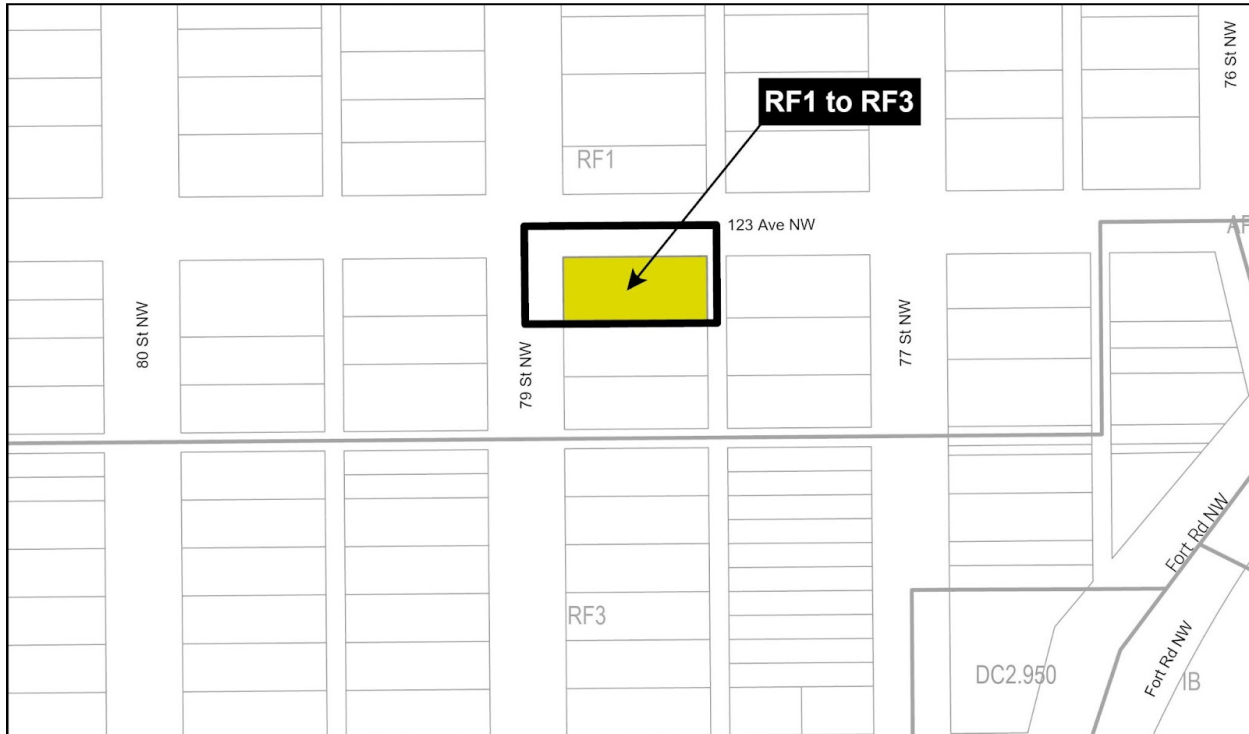


12245 – 79 Street NW

To allow for a mix of small scale housing



Recommendation: That **Charter Bylaw 20505** 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 housing diversity in the Elmwood Park neighbourhood on a corner lot, where row housing is an appropriate and compatible form of development.
- Contributes to The City Plan target of adding 50% of net new units through infill city-wide while diversifying housing types in the Elmwood Park neighbourhood.

Application Summary

CHARTER BYLAW 20505 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 accommodate a mix of small-scale housing.

This application was accepted on January 31, 2023, from Thamir Sharif.

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.

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 few responses were received to the mailed notification.

The basic approach included the following techniques:

Mailed Notice, February 22, 2023

- Number of recipients: 28
- Number of responses with concerns: 2

Webpage

- edmonton.ca/elmwoodparkplanningapplications

Common comments heard throughout the various methods include:

- Increased units will create potential parking impacts on the neighbourhood.
- More information was required to understand the rezoning application.

These concerns were addressed through providing additional information and answering questions. No changes were made in response to public feedback. No formal comments were received from the Elmwood Park Community League.

Site and Surrounding Area

The subject site is approximately 970 square metres in area, located on a corner lot abutting two local roads and a lane within the interior of the Elmwood Park neighbourhood. The three public roadways bordering the site are 123 Avenue NW (north), 79 Street NW (west), and a lane (east). Vehicular access is currently from the lane. There is currently a single detached house and detached garage built on the site. The abutting and adjacent sites are zoned (RF1) Single Detached Residential Zones and consist of single detached housing, however, there are properties dispersed throughout Elmwood Park that allow for a variety of infill opportunities. There are multiple parks and schools within 600 metres of the site, these include the Nebula Academy, St. Gerard Catholic School, Eastwood Park 1, Elmwood Park, and a pocket

park on the corner of 76 Street and 123 Ave NW. The site is located near active transportation routes, such as a shared pathway (lower traffic) along 81 Street NW, and a shared pathway (active modes) adjacent to the LRT tracks. Bus service operates on 82 Street NW and Fort Road NW, and the nearest bus stop is within 350 metres of the site. The site is also near the Coliseum LRT station and the future Exhibition Lands redevelopment. The southern area of the Elmwood Park neighbourhood, which begins two parcels to the south of this site, is mostly zoned as (RF3) Small Scale Infill Zone.



	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF1) Single Detached Residential Zone	Single detached house
CONTEXT		
North	(RF1) Single Detached Residential Zone	Single detached house
East	(RF1) Single Detached Residential Zone	Single detached house
South	(RF1) Single Detached Residential Zone	Single detached house
West	(RF1) Single Detached Residential Zone	Single detached house



View of the site looking east from 79 Street NW



View of the site looking southeast from 123 Avenue NW and 79 Street NW



View of the site looking west from rear lane

Planning Analysis

The City Plan

The proposed rezoning contributes to The City Plan target of adding 50% of net new units through infill city-wide, while diversifying housing types in the Elmwood Park neighbourhood. Presently 3.7% of the Elmwood Park neighbourhood is row housing, and the City of Edmonton average is 10.0% according to the 2016 Federal Census. The proposal leads to incremental infill and provides a soft transition to adjacent properties.

Land Use Compatibility

Small scale multi-unit housing is compatible with the existing small scale built forms and allows for a soft increase in density in the Elmwood Park neighbourhood.

The RF3 regulations, in combination with the Mature Neighbourhood Overlay (MNO) regulations, ensure that development will be compatible with the neighbourhood. Rear setback and height regulations are identical in both the RF1 and the RF3. Key differences between the zones are the permitted number of units, site coverage, and side setback requirements. The interior side setback within the proposed zone provides additional separation space than that required under the current RF1 zone, ensuring that the development is sensitive to the abutting site. The maximum site coverage is higher under the proposed zone than the current zone; however, the height and setback requirements of the RF3 zone minimises impacts to adjacent properties. The corner location of this site makes it the ideal location for small scale infill development, and regulations will ensure the site transitions appropriately to the rest of the blockface. A comparison table between the RF1 and RF3 zones is available below:

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 Range (79 Street)	7.75 m - 10.75 m	6.25 m - 7.0 m
Minimum Interior Side Setback (South)	1.2 m	3.0 m

Minimum Flanking Side Setback (123 Avenue)	1.2 m	2.0 m
Minimum Rear Setback (Lane)	18.3 m (40% of Site Depth)	18.3 m (40% of Site Depth)
Maximum Site Coverage	40% ¹	45%
Maximum Number of Principal Dwellings	Two (2) ²	Six (6) 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
Minimum Interior Side Setback	1.2 m	0.6 m	1.2 m	0.6 m
Minimum Flanking Side Setback	1.2 m	1.2 m	2.0 m	2.0 m
Minimum Rear Setback	1.2 m	1.2 m	1.2 m	1.2 m

POTENTIAL RF1 BUILT FORM

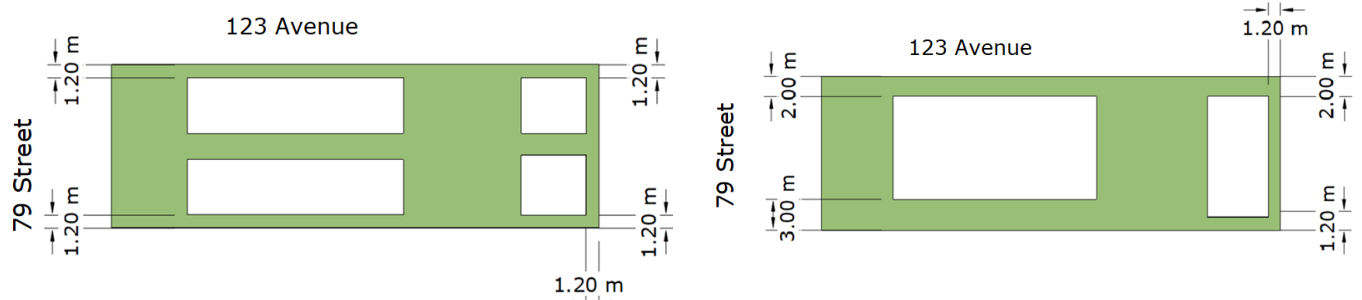
POTENTIAL RF3 BUILT FORM

¹ A maximum Site Coverage of 40% would be applicable to each subdivided lot

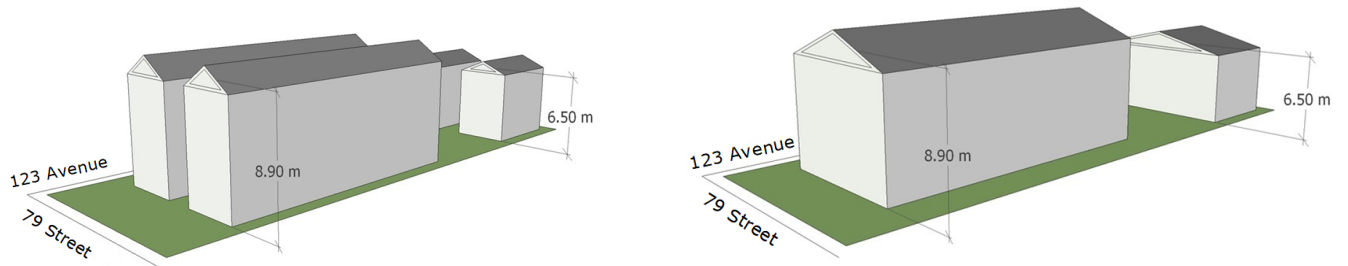
² Lot Subdivision would be required to accommodate two Single Detached principal structures/dwellings under RF1. Semi-detached could be built without subdividing under RF1. Each principal dwelling could have a Secondary Suite and/or Garden Suite.

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 three (3) Principal Dwellings.

Top view



3D view



Technical Review

Transportation

With the redevelopment of the site, vehicular access shall only be granted from the rear alley in order to conform with the Zoning Bylaw regulations.

Transit

ETS currently operates bus service nearby on Fort Road NW. Bus service is also available on 82 Street NW. The site is less than 400 metres walking distance from bus stops on both Fort Road NW and 82 Street NW.

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 for hydrant spacing and fire flows. This could potentially be re-evaluated at the development permit stage. 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 for future development.

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:	Charter Bylaw 20505
Location:	South of 123 Avenue, east of 79 Street
Address:	12245 - 79 STREET NW, T5B2L8
Legal Description:	Lot 4, Block 3, Plan 3000KS
Site Area:	970.883 square metres
Neighbourhood:	Elmwood Park
Ward:	Métis
Notified Community Organization:	Elmwood Park Community League
Applicant:	Thamir Sharif

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
Plans in Effect:	None
Historic Status:	None

Written By:

Approved By:

Branch:

Section:

Neil Roy Choudhury

Tim Ford

Development Services

Planning Coordination