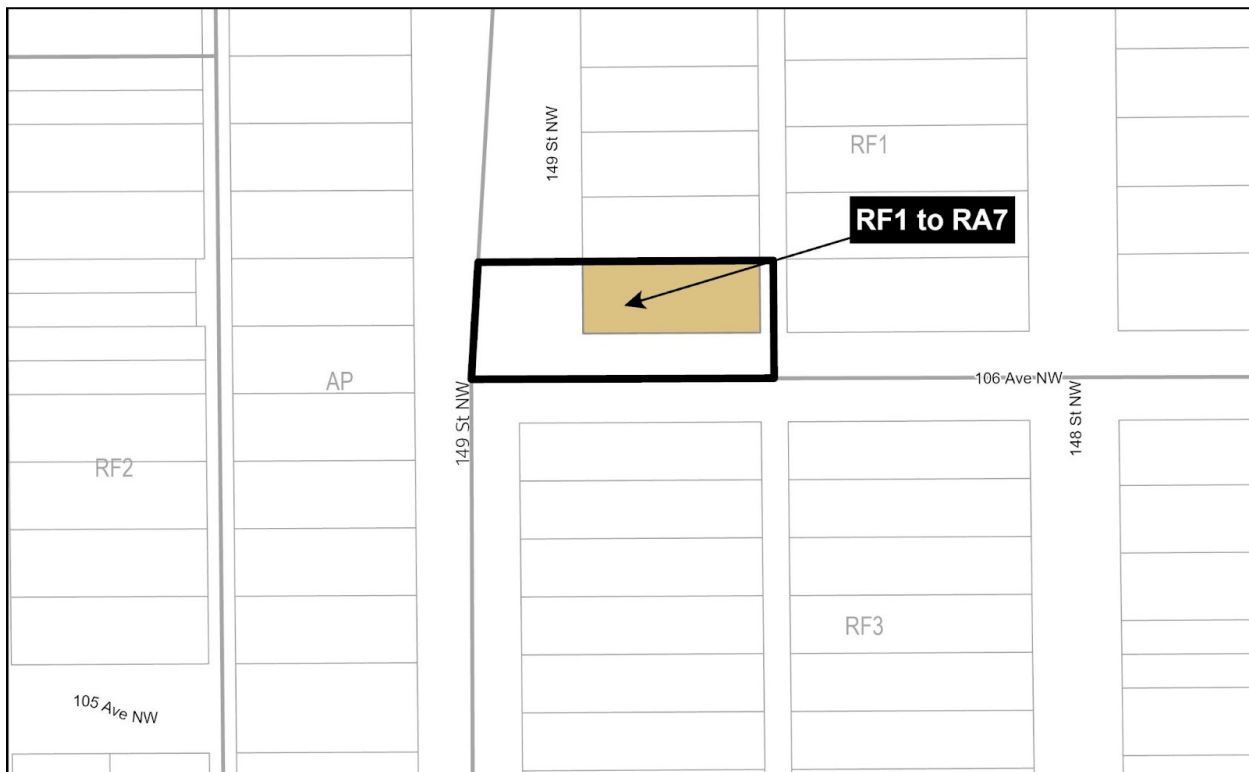


## 14808 – 106 Avenue NW

To allow for low rise multi-unit housing.



**Recommendation:** That Charter Bylaw 20509 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (RA7) Low Rise Apartment Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Provides the opportunity for increased density and housing diversity in the Grovenor neighbourhood;
- Is located at the edge of the neighbourhood where low rise apartment is an appropriate and compatible form of development; and
- Aligns with the objectives of The City Plan to intensify secondary corridors.

## Application Summary

**CHARTER BYLAW 20509** will amend the Zoning Bylaw, as it applies to the subject site, from (RF1) Single Detached Residential Zone to (RA7) Low Rise Apartment Zone for the purpose of allowing low-rise residential buildings up to 16 metres in height with limited commercial opportunities at the ground level.

This application was submitted by Jeff Booth from Situate on March 17, 2023.

Multi-unit Housing is a permitted use in the RA7 Zone and is the key difference between the existing RF1 Zone and the proposed RA7 Zone. The scale and uses of the proposed RA7 Zone are considered compatible with lower-intensity residential forms, and specific regulations in the RA7 Zone helps to ensure this. The proposed RA7 Zone conforms to policy direction for increasing density at secondary corridors in The City Plan. The proposed rezoning also aligns with the infill objectives of The City Plan to achieve 50 percent of new net units through infill development.

## 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 and the application aligns with the objectives of The City Plan.

The basic approach included the following techniques:

### **Mailed Notice**, March 24, 2023

- Number of recipients: 25
- Number of responses: 4

### **Webpage**

- [edmonton.ca/grovenorplanningapplications](http://edmonton.ca/grovenorplanningapplications)

### **Common comments heard include:**

- Grovenor community is being “destroyed” by high density infill.
- The RA7 Zone allows for a higher building and a lot more units, which leads to a lot of issues.
- Not happy to see our mature neighbourhood turned into transient rental units.
- Need more information on the proposal.
- One lot is not enough to achieve the goals of The City Plan for density along this corridor.
- A more appropriate zone for the size and location of this lot would be the RF3 Zone which achieves a similar density and remains under the control of the Mature Neighbourhood Overlay which would yield a more compatible built form.
- With the area's character being single detached housing, the increased height allowed by the RA7 Zone would tower over everything.

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

## Site and Surrounding Area

The subject property is approximately 650 m<sup>2</sup> in area and is located at the intersection of 106 Avenue NW and 149 Street NW on the edge of the Grovenor neighbourhood. The property abuts 106 Avenue NW on the south, alley on the east and a service road on the west, parallel to 149 Street NW.

The subject property is surrounded on all sides by single detached housing, with the exception of the west side of the property, which is bounded by open space (across 149 Street NW). The site is in proximity to amenities such as parks and schools. The site is within 5 minutes of walking distance from alternative modes of transportation, such as bus service along 107 Avenue NW and 149 Street NW, and a bike lane along 104 Avenue NW.

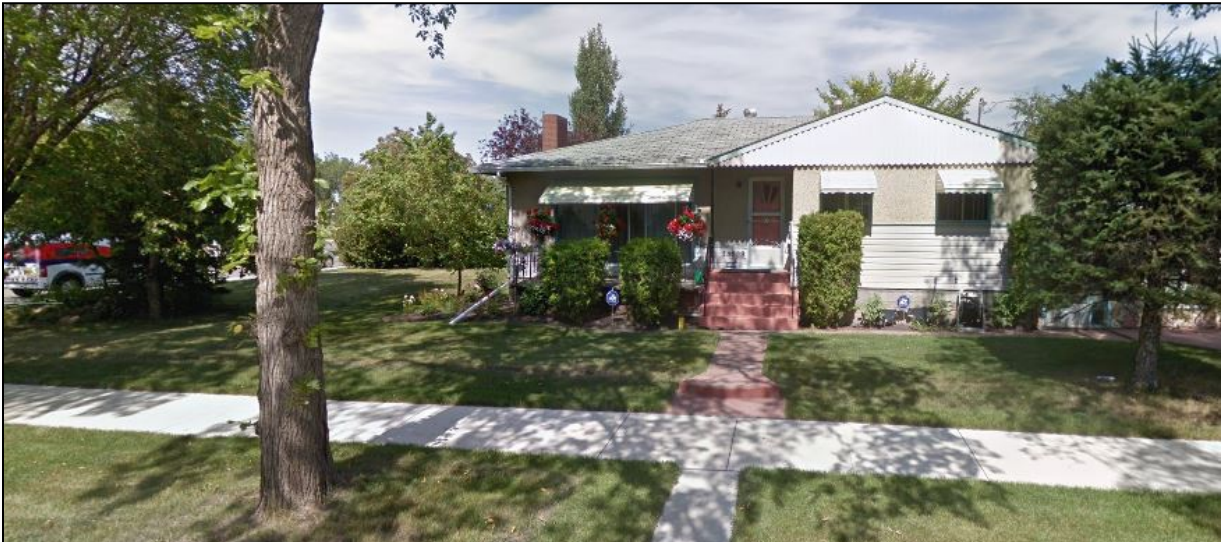


Aerial view of application area

	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	(RF1) Single Detached Residential Zone	Single detached house
South	(RF1) Single Detached Residential Zone	Single detached house



West	(AP) Public Parks Zone	Open space
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*View of the site looking north from 106 Avenue NW*



*View of the site looking east from 149 Street NW*

## **Planning Analysis**

### **The City Plan**

Pursuant to The City Plan, secondary corridors are intended to have a vibrant residential and commercial street that serves as a local destination for surrounding communities. The City Plan also seeks to facilitate intensification within corridors to provide Edmontonians with an access to diverse housing options in communities that support their daily needs. The subject site is located within the 149 Street secondary corridor and the proposed rezoning on the site will support intensification of the secondary corridor and help achieve 50 percent of new units gained 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

When compared to the existing RF1 Zone the proposed RA7 zone would increase in height, density and reduce rear and front setback. The subject site is located on the southwest corner of the block, at the edge of the neighbourhood and is surrounded on three sides by road right-of-way. These roadways act as a buffer, helping to reduce the impacts of redevelopment.

The scale of the proposed RA7 Zone is compatible with lower intensity residential forms such as single detached houses in the RF1 Zone (see comparison table and graphics below), and it is common for these two forms to exist adjacent to each other in Edmonton, particularly along important corridors. However, to further improve the transition between the two, the side setback requirements in the RA7 Zone are larger than the RF1 zone.

The below table is a comparison between key development regulations of each zone.

### RF1 & RA7 Comparison Summary

	<b>RF1 + MNO Current</b>	<b>RA7 Proposed</b>
<b>Principal Building</b>	Single detached housing Duplex housing Semi-detached housing	Multi-unit housing
<b>Maximum Height</b>	8.9 m	14.5 m flat roof 16.0 m pitched roof
<b>Minimum Front Setback</b> (149 Street)	8.0 m	6.0 m
<b>Minimum Interior Side Setback</b>	1.2 m	3.0 m
<b>Minimum Flanking Side Setback</b> (106 Avenue)	1.2 m	3.0 m
<b>Minimum Rear Setback</b> (Lane)	16.0 m (40% of site depth)	7.5 m
<b>Maximum Site Coverage</b>	40% <sup>1</sup>	No Maximum

<sup>1</sup> A maximum site coverage of 40% would be applicable to each subdivided lot  
Attachment 2 | File: LDA23-0065 | Grovenor

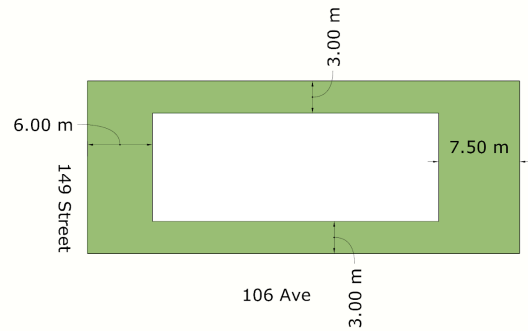
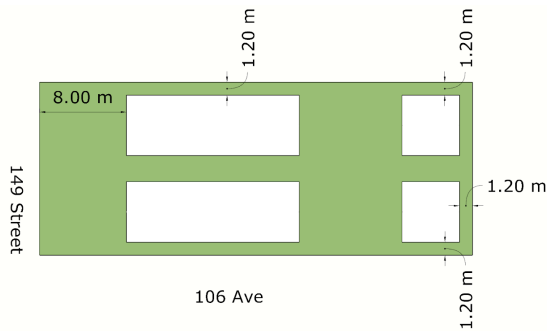
<b>Maximum Floor Area Ratio (FAR)</b>	n/a	2.5 FAR
<b>Number of Dwelling Units</b>	Min: n/a Max: Two (2) Principal Dwellings <sup>2</sup>	Min: 45 dwellings/hectare Max: n/a

<b>RF1 + MNO: Current</b>		
<b>Accessory Building</b>	Garden Suite	Detached Garage
<b>Maximum Height</b>	6.5 m	4.3 m
<b>Minimum Interior Side Setback</b>	1.2 m	0.6 m
<b>Minimum Flanking Side Setback</b>	1.2 m	1.2 m
<b>Minimum Rear Setback</b>	1.2 m	1.2 m

**POTENTIAL RF1 BUILT FORM**

**POTENTIAL RA7 BUILT FORM**

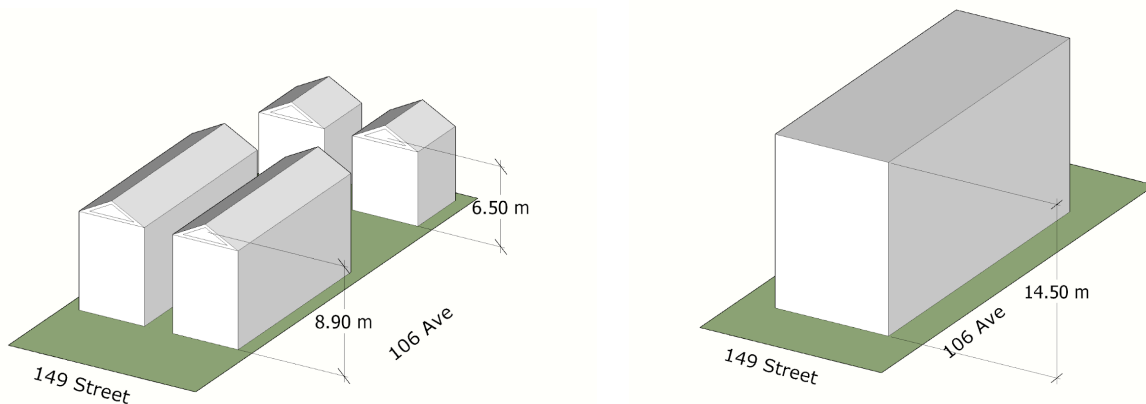
**Top view**



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

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## 3D view



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## Technical Review

### Transportation

The proposed development is ideally located to take advantage of existing transportation infrastructure including the existing bike route on 149 Street and 106 Avenue and its close proximity to bus stops. The development will require vehicular access from the adjacent lane. The projected traffic generation from the proposed rezoning site can be accommodated on the adjacent roads.

### Transit

ETS operates numerous bus routes near the site on 107 Avenue NW and 149 Street NW, with bus stops roughly 250m walking distance away on both corridors.

A district frequent mass transit route is anticipated to operate on 107 Avenue NW as part of the future mass transit network associated with the 1.25 million population scenario of the Edmonton City Plan.

The site is roughly 900 m walking distance to the future Stony Plain Road / 149 Street Stop on the Valley Line West LRT.

### Drainage

Development allowed under the proposed zone would be required to include on-site stormwater management techniques utilising a controlled outflow rate to mitigate its impact on the existing drainage infrastructure. Details of the required on-site stormwater management will be reviewed at the Development Permit stage.

### EPCOR Water

Water service is available to this site from an existing 200mm water main on the lane east of 149 street.

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

<b>Application Type:</b>	Rezoning
<b>Charter Bylaw:</b>	20509
<b>Location:</b>	North of 106 Avenue NW and east of 149 Street NW
<b>Address:</b>	14808 - 106 Avenue
<b>Legal Description:</b>	Lot 18, Block 7, Plan 5887HW
<b>Site Area:</b>	650 m <sup>2</sup>
<b>Neighbourhood:</b>	Grovenor
<b>Ward:</b>	Nakota Isga
<b>Notified Community Organization(s):</b>	Grovenor and Canora Community Leagues
<b>Applicant:</b>	Jeff Booth (Situatue)

### Planning Framework

<b>Current Zone and Overlay:</b>	(RF1) Single Detached Residential Zone (MNO) Mature Neighbourhood Overlay
<b>Proposed Zone and Overlay:</b>	(RA7) Low Rise Apartment Zone
<b>Plan in Effect:</b>	None
<b>Historic Status:</b>	None

Written By:	Abhimanyu Jamwal
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination