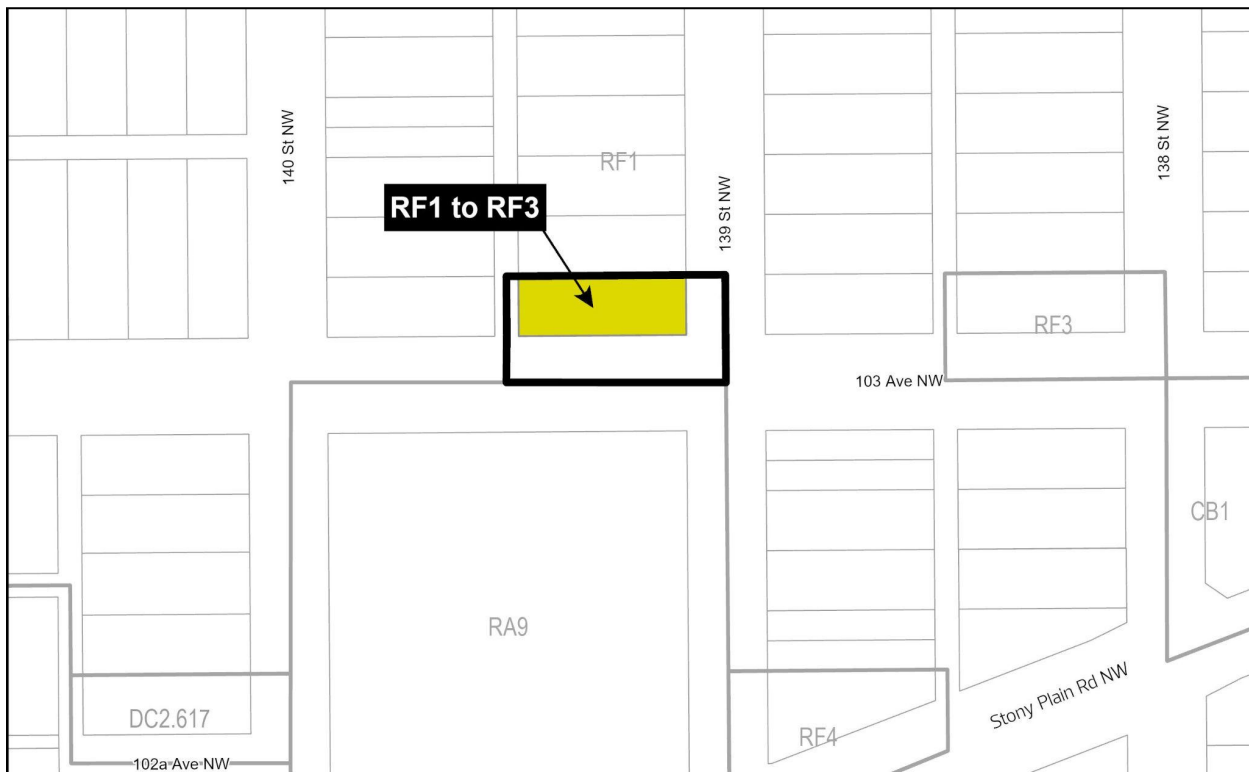


10306 – 139 Street NW

To allow for a mix of small-scale housing.



Recommendation: That Charter Bylaw 20516 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 Glenora neighbourhood, within walking distance of the future Grovenor/142 Street LRT stop;
- Is located on a corner lot, where row housing is an appropriate and compatible form of development; and
- Aligns with the infill objectives of The City Plan to achieve 50 percent of new net units through infill development.

Application Summary

CHARTER BYLAW 20516 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 Logan Patterson (Logic Realty) on March 31, 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, April 5, 2023

- Number of recipients: 302
- Number of responses: 1

Webpage

- edmonton.ca/glenoraplanningapplications

Common comments heard throughout the various methods include:

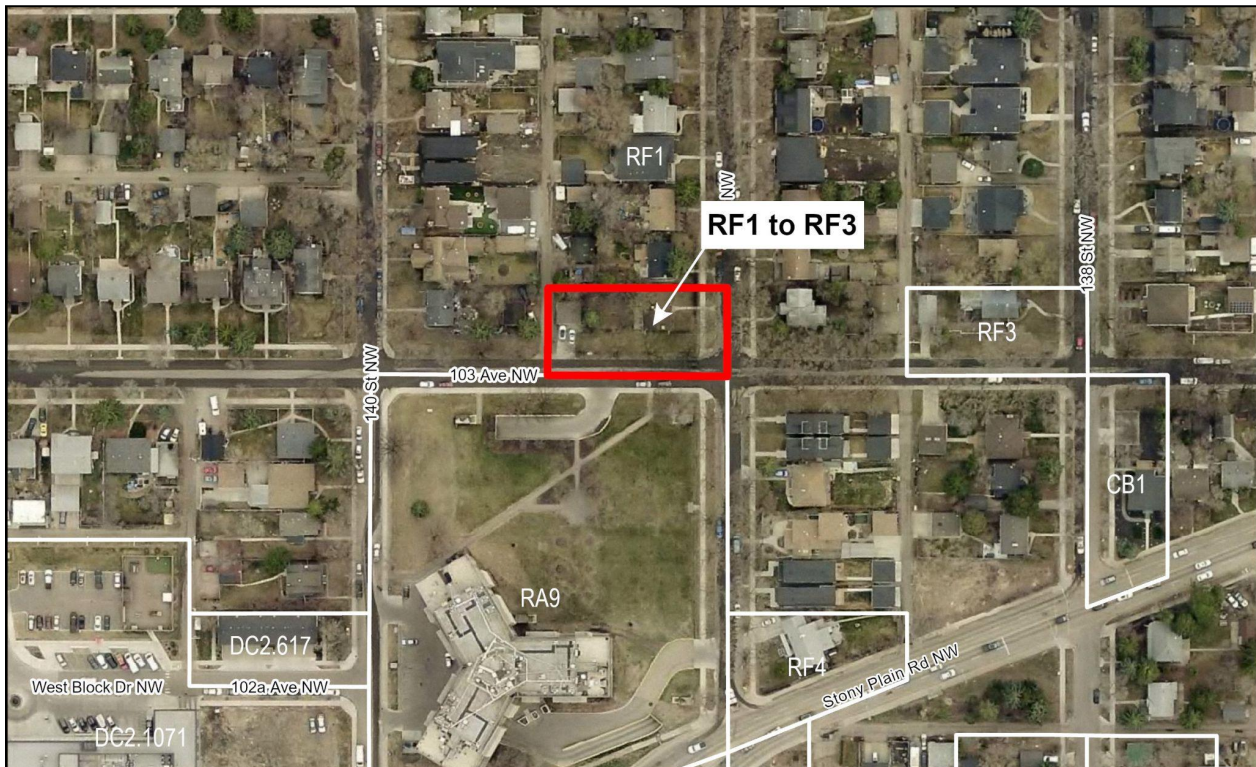
- The permitted height in the RF3 Zone would block the sunlight and neighbours to the north would lose privacy.
- Do not want to see multi-unit housing being built which could potentially quadruple the number of vehicles going to the subject site.
- An additional four garages on the subject site will be a significant change to the character and uniqueness of the neighbourhood.
- The rezoning would allow for a much larger footprint on the lot. The infill development in Glenora is negatively impacting the quality of life in the area.

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

Site and Surrounding Area

The subject property is approximately 651 m² in area and is located in the Glenora neighbourhood. The site abuts 103 Avenue NW on the south, 139 Street NW on the east and an alley on the west. It is surrounded by single-detached housing, with the exception of the south side of the property, which has a high rise apartment.

The site is in proximity to commercial amenities, parks and school sites. The site is within 5 minutes of walking distance from alternative modes of transportation, such as bus service along 102 Avenue NW, Stony Plain Road NW, 142 Street NW, the future Grovenor/142 Street stop on the Valley line West LRT, and bike lanes along 136 Street NW, 102 & 104 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	Single detached house
East	(RF1) Single Detached Residential Zone	Single detached house
South	(RA9) High Rise Apartment Zone	Apartment Housing

West	(RF1) Single Detached Residential Zone	Single detached house
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View of the site looking north from 103 Avenue NW



View of the site looking west from 139 Street NW

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. Moreover, the site is in proximity to the Stony Plain primary corridor which intends to have a wide range of activities supported by mixed-use development and mass transit.

Land Use Compatibility

The site is located on a corner lot, surrounded primarily with small scale housing on three sides with the exception of the south side of the property, which is bounded by a high rise apartment. The RF3 Zone regulations in combination with the Mature Neighbourhood Overlay (MNO) regulations are similar to the existing RF1 Zone. Height and rear setback are identical in both RF1 and RF3 Zones. The key difference between the existing RF1 Zone and the proposed RF3 Zone is the introduction of Multi-unit Housing as a permitted use. Moreover, the RF3 Zone requires a more sensitive interior setback of 3.0 metres while the RF1 zone requires only 1.2 metres. The greater interior setback will ensure that the development is sensitive to the abutting property to the north, allowing the proposed development to sensitively integrate into the existing neighbourhood.

The below table is a comparison between the key development regulations of each 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 Range (139 Street)	6.3 m - 9.3 m	3.0 m - 6.0 m
Minimum Interior Side Setback	1.2 m	3.0 m
Minimum Flanking Side Setback (103 Avenue)	1.2 m	2.0 m
Minimum Rear Setback (Lane)	17.0 m (40% of site depth)	17.0 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 2 | File: LDA23-0079 | Glenora

	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 (139 Street)	6.3 m - 9.3 m	3.0 m - 6.0 m
Minimum Interior Side Setback	1.2 m	3.0 m
Maximum Number of Principal Dwellings	Two (2) ²	Four (4) 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

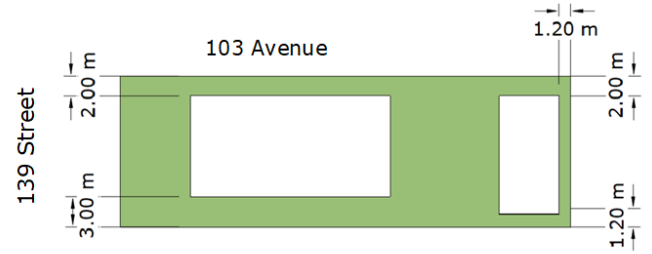
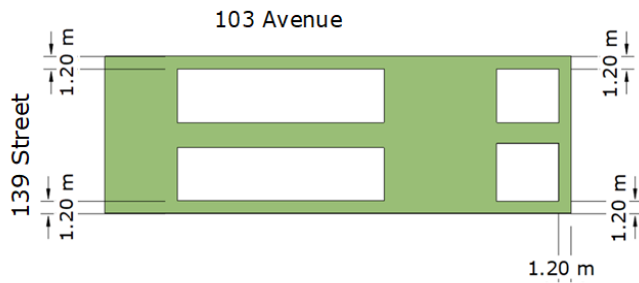
POTENTIAL RF1 BUILT FORM

POTENTIAL RF3 BUILT FORM

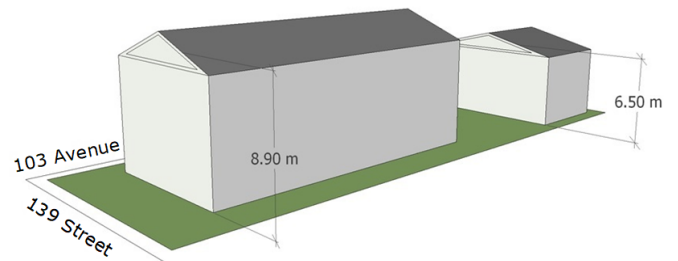
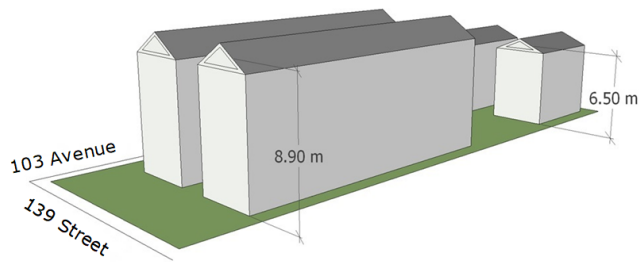
² Lot subdivision would be required to accommodate two single detached principal structures/dwellings under RF1. Semi-detached could be built without subdividing under RF1. Each principal dwelling could have a secondary suite and/or garden suite.

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.

Top view



3D view



Transit Oriented Development Guidelines

This site is located within 350 metres of the future Grovenor/142 Street LRT stop. This stop is identified within the Transit Oriented Development Guidelines as a Neighbourhood Stop. The TOD guidelines for LRT stations seek to ensure that incremental small site development is of an appropriate scale and fit. Therefore, this proposed rezoning is considered suitable as a Transit Oriented Development for this location as it allows for a gentle increase in development intensity that is sympathetic to the surrounding single detached housing character of the area.

Technical Review

Transportation

With redevelopment of the site, the owner will be required to construct a sidewalk adjacent to the site on 103 Avenue NW, contributing to the walkability and connectivity of the neighbourhood. There is no significant increase in traffic volumes anticipated on the adjacent roads.

Transit

ETS currently operates local and school special bus service on 142 Street NW. Frequent and express bus service operate nearby on 102 Avenue NW/Stony Plain Road NW. Additional service is provided by the ETS Stony Plain Road Shuttle which operates to assist transit connections across Groat Road & Groat Ravine during the duration of reconstruction of the Stony Plain Road bridge.

Bus stops are located within 400m walking distance of the rezoning site on 102 Avenue NW. Additional bus stops are available along 142 Street, roughly 450m west of the rezoning site. The site is less than 350m walking distance from the future Grovener/142 Street Stop on the Valley Line LRT.

A mass transit bus route is anticipated to operate nearby on 102 Avenue NW as part of the future mass transit network associated with the 1.25 million population scenario of the Edmonton City Plan.

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 150mm water main on the lane west of 139 street 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:	20516
Location:	North of 103 Avenue NW and west of 139 Street NW
Address:	10306 - 139 Street NW
Legal Description:	Lot 1, Block 97, Plan 3875P
Site Area:	651 m ²
Neighbourhood:	Glenora
Ward:	Nakota Isga
Notified Community Organization:	Glenora Community League
Applicant:	Logan Patterson (Logic Realty)

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