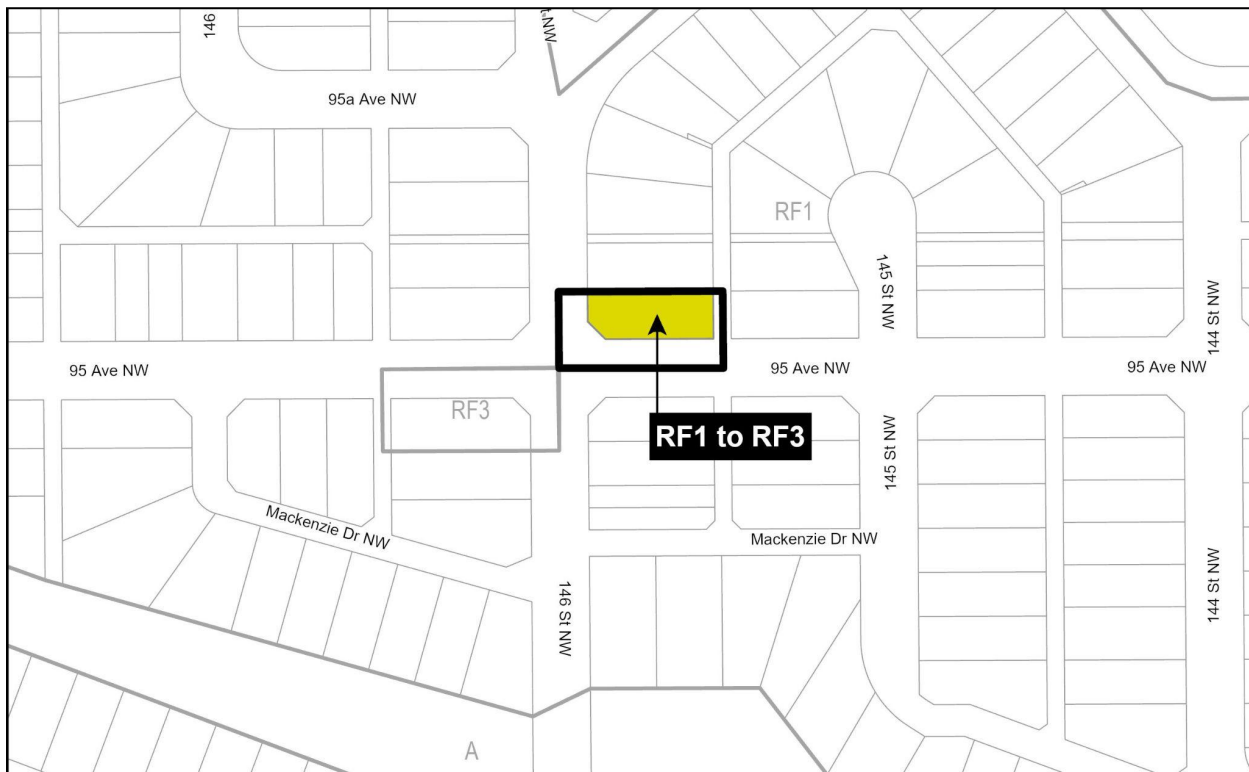


14508 – 95 Avenue NW

To allow for a mix of small-scale housing.



Recommendation: That Charter Bylaw 20526 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 Crestwood neighbourhood
- Is located on a corner lot, where row housing is an appropriate and compatible form of development
- Aligns with the infill objectives of The City Plan to achieve 50 percent of new net units through infill development

Application Summary

CHARTER BYLAW 20526 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 Aurora de Leon on April 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, April 12, 2023

- Number of recipients: 26
- Number of responses: 1

Webpage

- edmonton.ca/crestwoodplanningapplications

Common comments heard throughout the various methods include:

- Rezoning for a higher density building is not necessary on the subject site.
- The proposed development will decrease the value of the adjacent properties.
- The proposal will change the esthetics and single family residential character of the neighbourhood.

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

Site and Surrounding Area

The subject property is approximately 697 m² in area and is located in the Crestwood neighbourhood. The site abuts 95 Avenue NW on the south, 146 Street NW on the west and an alley on the east. It is surrounded by single-detached housing on all sides.

The site is in proximity to parks and school sites. The site is within 6 minutes of walking distance from alternative modes of transportation, such as bus service along 95 Avenue NW, 149 & 142 Street NW, and a bike lane along 142 Street 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	(RF1) Single Detached Residential Zone	Single detached house
West	(RF1) Single Detached Residential Zone	Single detached house



View of the site looking north from 95 Avenue NW



View of the site looking east from 146 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.

Land Use Compatibility

The site is located on a corner lot, surrounded primarily with small scale housing on all four sides. The RF3 Zone regulations in combination with the Mature Neighbourhood Overlay (MNO) 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 (146 Street)	6.5 m - 9.5 m	3.0 m - 6.0 m
Minimum Interior Side Setback	1.2 m	3.0 m
Minimum Flanking Side Setback (95 Avenue)	1.2 m	2.0 m
Minimum Rear Setback (Lane)	17.4 m (40% of site depth)	17.4 m (40% of site depth)
Maximum Site Coverage	40% ¹	45%
Maximum Number of Principal Dwellings	Two (2) ²	Four (4) ³

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.

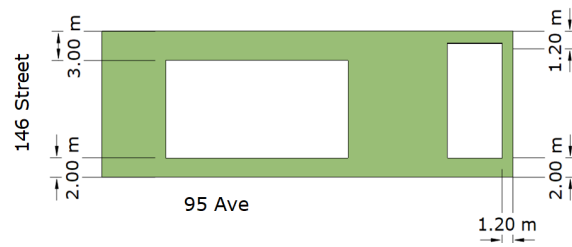
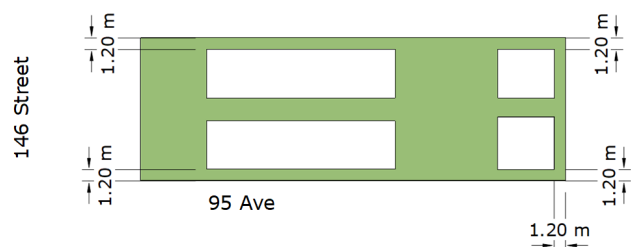
³ Secondary suites and garden suites are allowed with each existing principal dwelling, the likelihood of these suites diminishes as the number of principal dwellings increases.

	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

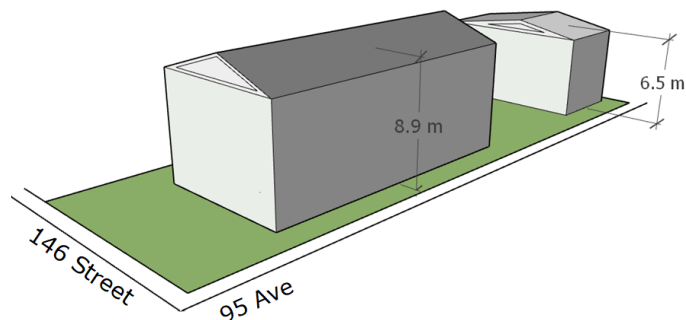
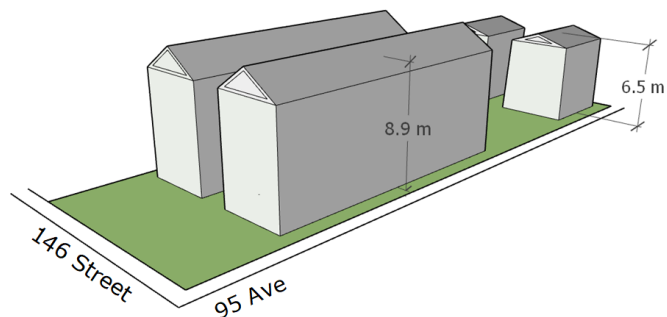
POTENTIAL RF1 BUILT FORM

POTENTIAL RF3 BUILT FORM

Top view



3D view



Technical Review

Transportation

The subject site is well connected with transportation infrastructure and transit services to support all modes of transportation. 142 Street is an existing district connector bike route and 95 Avenue is a future district connector bike route which serves as a cycling artery, connecting multiple neighbourhoods and providing access to major city-wide destinations.

Transit

ETS currently operates bus service near the rezoning site on 95 Avenue NW (west of 149 Street NW), 149 Street NW and on 142 Street NW. The site is roughly 400m walking distance to bus stops near the 95 Avenue NW and 149 Street NW intersection. A mass transit route is anticipated to operate nearby on 142 Street NW as part of the future mass transit network associated with the 1.25 million population scenario of The 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 200mm water main on the lane east of 146 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:	20526
Location:	North of 95 Avenue NW and east of 146 Street NW
Address:	14508 - 95 Avenue NW
Legal Description:	Lot 1, Block 90, Plan 6334HW
Site Area:	697 m ²
Neighbourhood:	Crestwood
Ward:	Nakota Isga
Notified Community Organization:	Crestwood Community League
Applicant:	Aurora de Leon

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