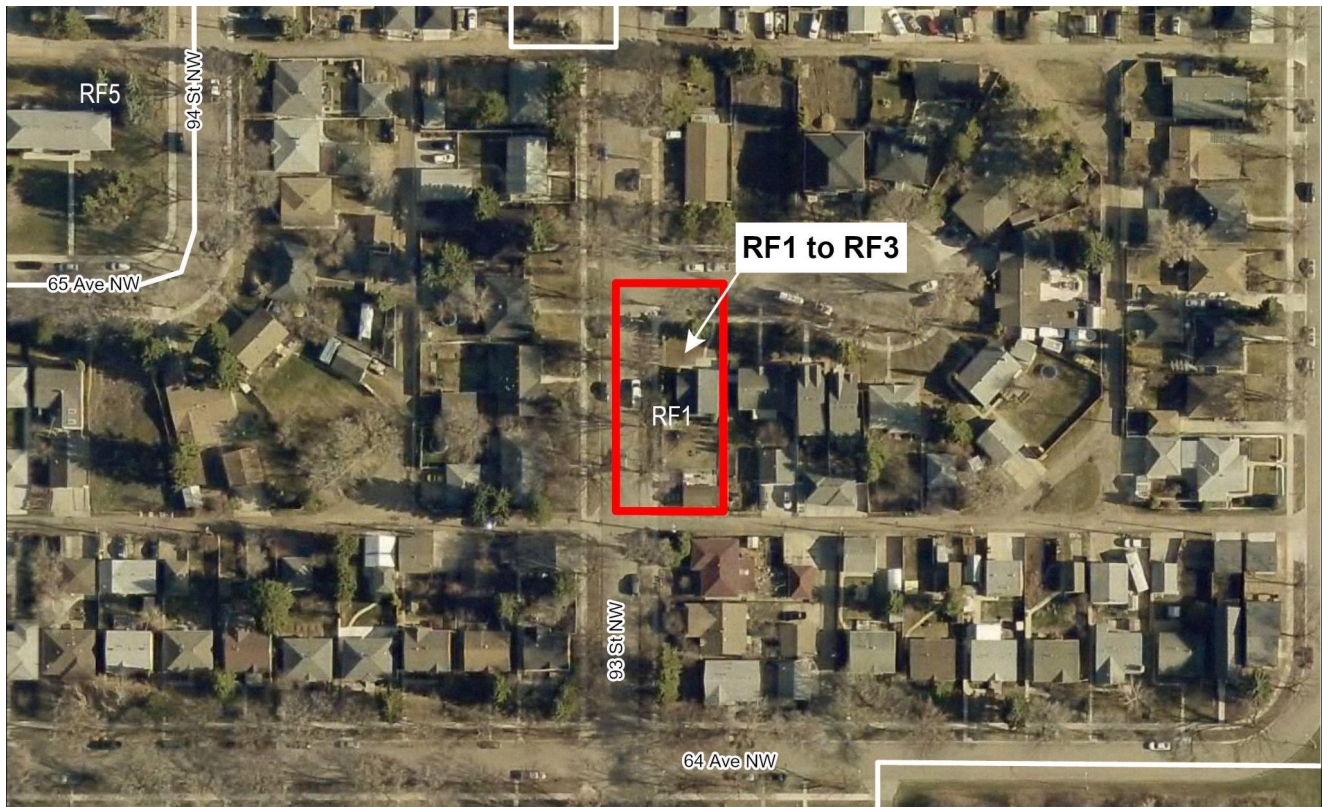


## 6411 - 93 Street NW

### Position of Administration: Support



## Summary

Charter Bylaw 20550 proposes a rezoning from the (RF1) Single Detached Residential Zone to the (RF3) Small Scale Infill Development Zone to allow for a mix of small scale housing.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage.

Administration supports this application because it:

- Provides the opportunity for housing diversity in the Hazeldean neighbourhood.
- Conforms with The City Plan target of adding 50% of net new units through infill city-wide.

- Increases density at a location where small scale multi-unit housing is an appropriate and compatible form of development.

## Application Details

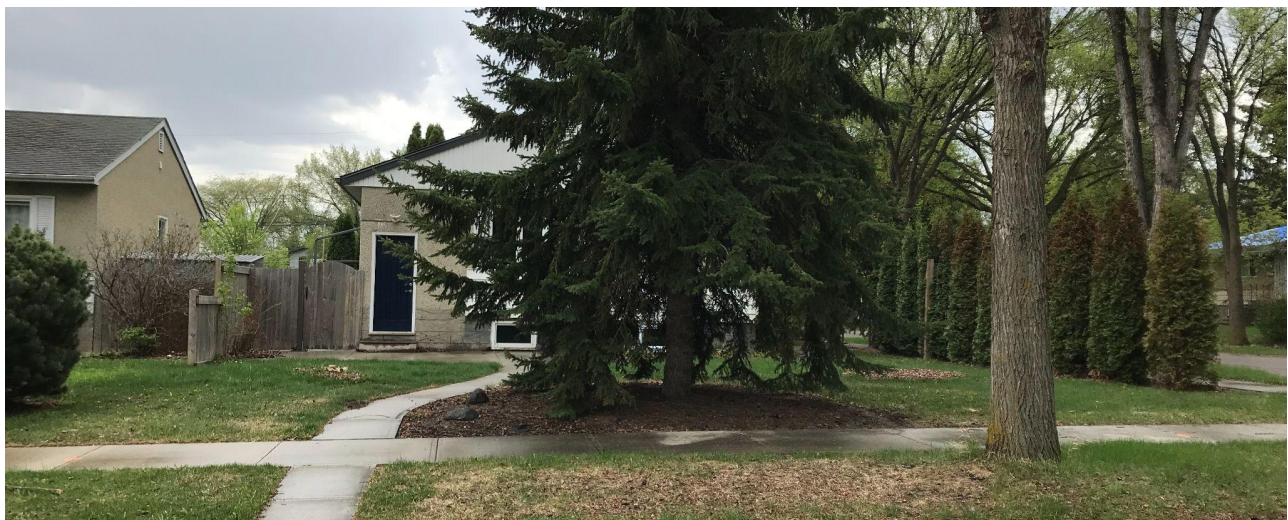
This application was submitted by Platinum Living Homes.

The proposed (RF3) Small Scale Infill Development Zone would allow development with the following key characteristics:

- Multi-unit housing (up to 4 dwellings) with opportunities for garden and secondary suites.
- Maximum height of 8.9 metres.
- Maximum site coverage of 45%.

## Site and Surrounding Area

	Existing Zoning	Current Development
<b>Subject Site</b>	(RF1) Single Detached Residential Zone	Single detached house
<b>North</b>	(RF1) Single Detached Residential Zone	Single detached house
<b>East</b>	(RF1) Single Detached Residential Zone	Single detached house
<b>South</b>	(RF1) Single Detached Residential Zone	Single detached house
<b>West</b>	(RF1) Single Detached Residential Zone	Single detached house





View of the site looking south from 65 Avenue NW



View of the site looking east from 93 Street NW



View of the site looking northeast from the rear lane

## Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application proposes a rezoning to a standard zone of the same category in the Zoning Bylaw (RF1 to RF3). The basic approach included:

### Mailed Notice, May 17, 2023

- Notification radius: 60 metres
- Recipients: 34
- Responses: 1
  - In support: 0

- In opposition: 1

### **Site Signage, May 30, 2023**

- One rezoning information sign was placed on the property facing both 65 Avenue NW and 93 Street NW

### **Webpage**

- [edmonton.ca/rezoningapplications](https://edmonton.ca/rezoningapplications)

### **Notified Community Organizations**

- Hazeldean Community League

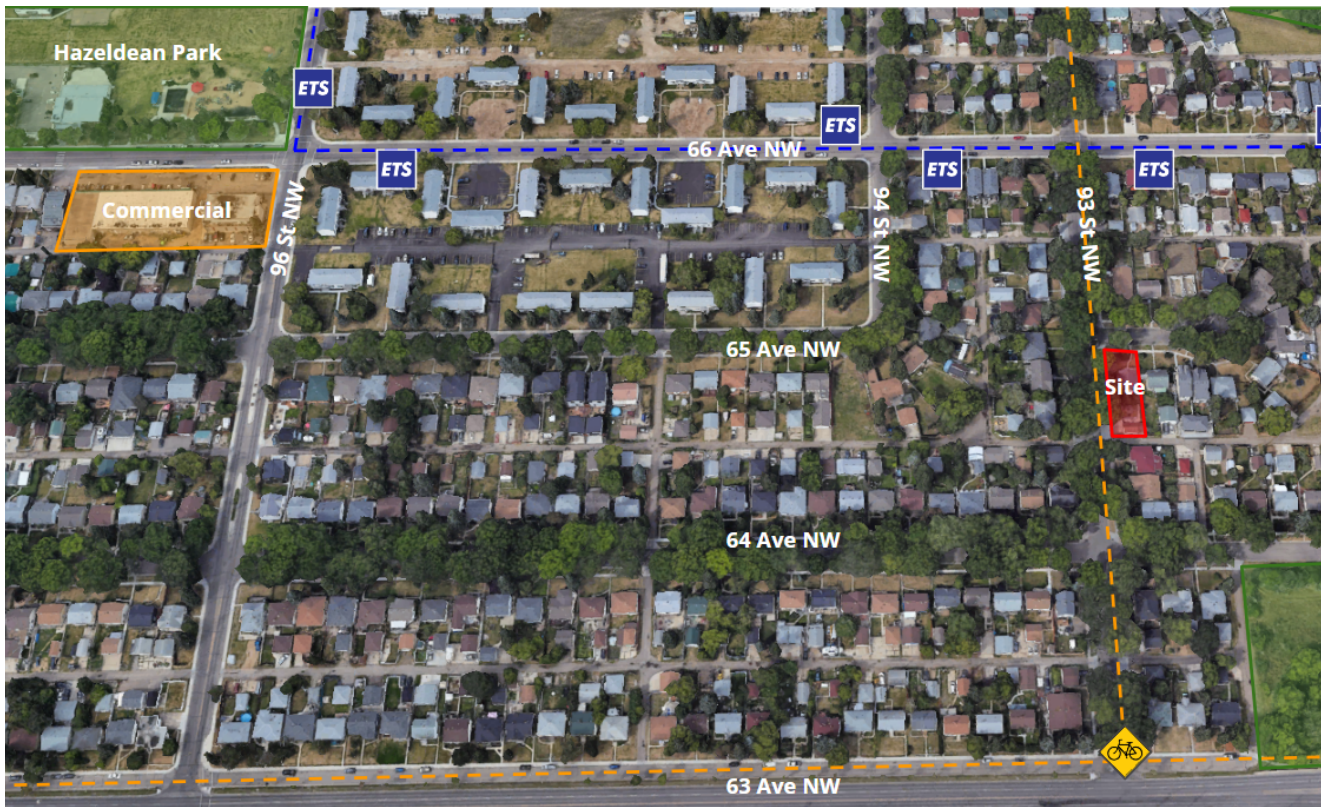
### **Comments heard:**

- Change in the neighbourhood is difficult, and results in a loss of neighbourhood character.
- Will result in increased on-street parking use.
- Infill is too large, resulting in sunlight obstruction.
- New infill is not affordable.
- Construction creates noise and disruption in neighbourhoods.

No formal position was received from the Hazeldean Community League at the time this report was written.



# Application Analysis



Site analysis context

## The City Plan

The proposed rezoning aligns with the direction provided in The City Plan as it enables ongoing residential density to occur at a variety of scales, densities and designs with all parts of the residential area. The proposed rezoning will contribute to diversifying housing types in the Hazeldean neighbourhood. The proposal leads to both incremental infill and strategic intensification and adheres to The City plan target of adding 50% of new units through infill city-wide.

## Land Use Compatibility

Small-scale multi-unit housing is compatible with the existing surrounding small scale built forms, and allows for a gentle increase in density in the Hazeldean neighbourhood.

The RF3 regulations, in combination with the Mature Neighbourhood Overlay (MNO) regulations, are similar to the current RF1 Zoning. Rear setback and height regulations are identical in both the RF1 and RF3 Zones. Key differences between the zones are the permitted number of units, site coverage and side setback regulations. 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 to the east. The maximum site coverage is higher under the proposed zone than the current RF1 Zone; however, the height and setback

requirements of the RF3 Zone and the MNO minimize impacts to adjacent properties. Overall, the corner location of the property along with the regulatory requirements of the zoning bylaw provides proper transitions to the rest of the blockface (as shown in the site analysis context map). A comparison between the RF1 and the RF3 Zone is available below:

	<b>RF1 + MNO Current</b>	<b>RF3 + MNO Proposed</b>
<b>Typical Uses</b>	Single detached housing Semi-detached housing Duplex housing	Multi-unit housing
<b>Maximum Height</b>	8.9 m	8.9 m
<b>Front Setback Range</b> (65 Street NW)	8.7 m - 12.0 m	7.0 m
<b>Minimum Interior Side Setback</b>	1.2 m	3.0 m
<b>Minimum Flanking Side Setback</b> (93 Street NW)	1.2 m	2.0 m
<b>Minimum Rear Setback</b> (Lane)	17.4 m	17.4 m
<b>Maximum Site Coverage</b>	40% <sup>1</sup>	45%

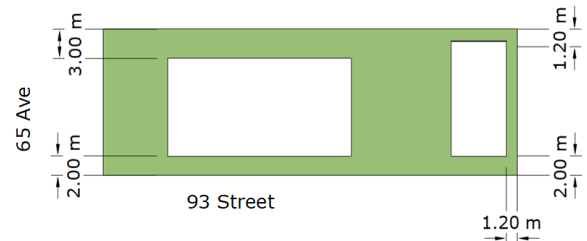
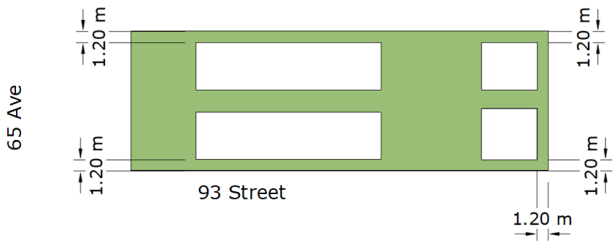
<sup>1</sup> A maximum site coverage of 40% would be applicable to each subdivided lot

<b>Maximum Number of Principal Dwellings</b>	Two (2) <sup>2</sup>	Four (4) <sup>3</sup>
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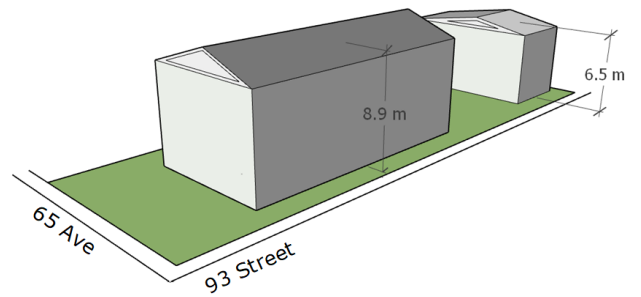
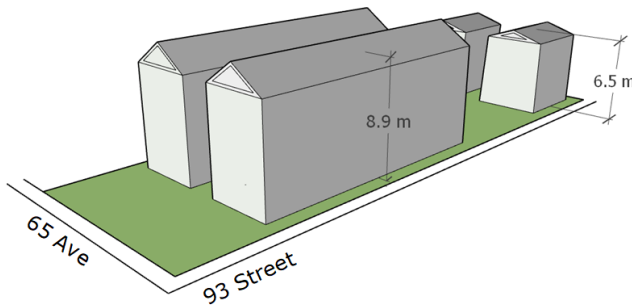
**RF1 - Potential Built Form**

**RF3 - Potential Built Form**

**Top View**



**3D View**



<sup>2</sup> 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.

<sup>3</sup> 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.

## **Mobility**

The site is well-served by existing neighbourhood bicycle routes and it is accessible by walking, cycling, or taking transit. With redevelopment of the site, vehicle access will be via the adjacent lane, and the owner will be required to remove the existing driveway access on 93 Street NW and reinstate the public realm to the City's satisfaction.

ETS operates bus service on 63 Avenue NW and 66 Avenue NW. The site is within 150 m walking distance of nearby bus stops on 63 Avenue NW (as shown on the site analysis content map above).

## **Urban Forestry**

There are mature trees near the property line. The applicant has obligations for a tree preservation plan and public tree permit at the development permit stage to ensure that City trees are protected.

## **Utilities**

The proposed rezoning is not anticipated to have a significant impact to the existing sanitary and storm sewer systems in the area, and these existing service connections can continue to be utilized. 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.

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; therefore, no upgrades are required. 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 by this application.

Written By: Saffron Newton

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination