

12219 - 45 Street NW

Position of Administration: Support



Summary

Charter Bylaw 20602 proposes a rezoning from the (AGU) Urban Reserve Zone to the (RF1) Single Detached Residential Zone to allow for single detached housing while allowing for other forms of small scale housing. Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. One person was heard from, and they had mixed opinions. Administration supports this application because it:

- Allows for the development of small scale housing using the same zoning that applies to a majority of the Bergman neighbourhood.
- Conforms with The City Plan's big city move of a rebuildable city which targets adding 50% of new units through infill city-wide.

Application Details

This application was submitted by Situate on behalf of SWISH Developments.

The proposed (RF1) Single Detached Residential Zone would allow development with the following key characteristics:

- Single detached housing, semi-detached housing, or duplex housing with the opportunity for garden suites and secondary suites.
- Maximum height of 8.9 metres.
- Maximum site coverage of 40-42 percent.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	(AGU) Urban Reserve Zone	Single detached house
North	(AGU) Urban Reserve Zone	Single detached house
East	(AGU) Urban Reserve Zone	Single detached house
South	(RF1) Single Detached Residential Zone	Single detached house
West	(AGU) Urban Reserve Zone	Single detached house



View of the site looking east from 45 Street NW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application would allow for development in alignment with a majority of the Bergman neighbourhood. The basic approach included:

Mailed Notice, May 10, 2023

- Notification radius: 60 metres
- Recipients: 31
- Responses: 1
 - In support: 0
 - In opposition: 0
 - Mixed: 1

Site Signage, August 2, 2023

- One rezoning information sign was placed on the property facing 45 Street NW

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

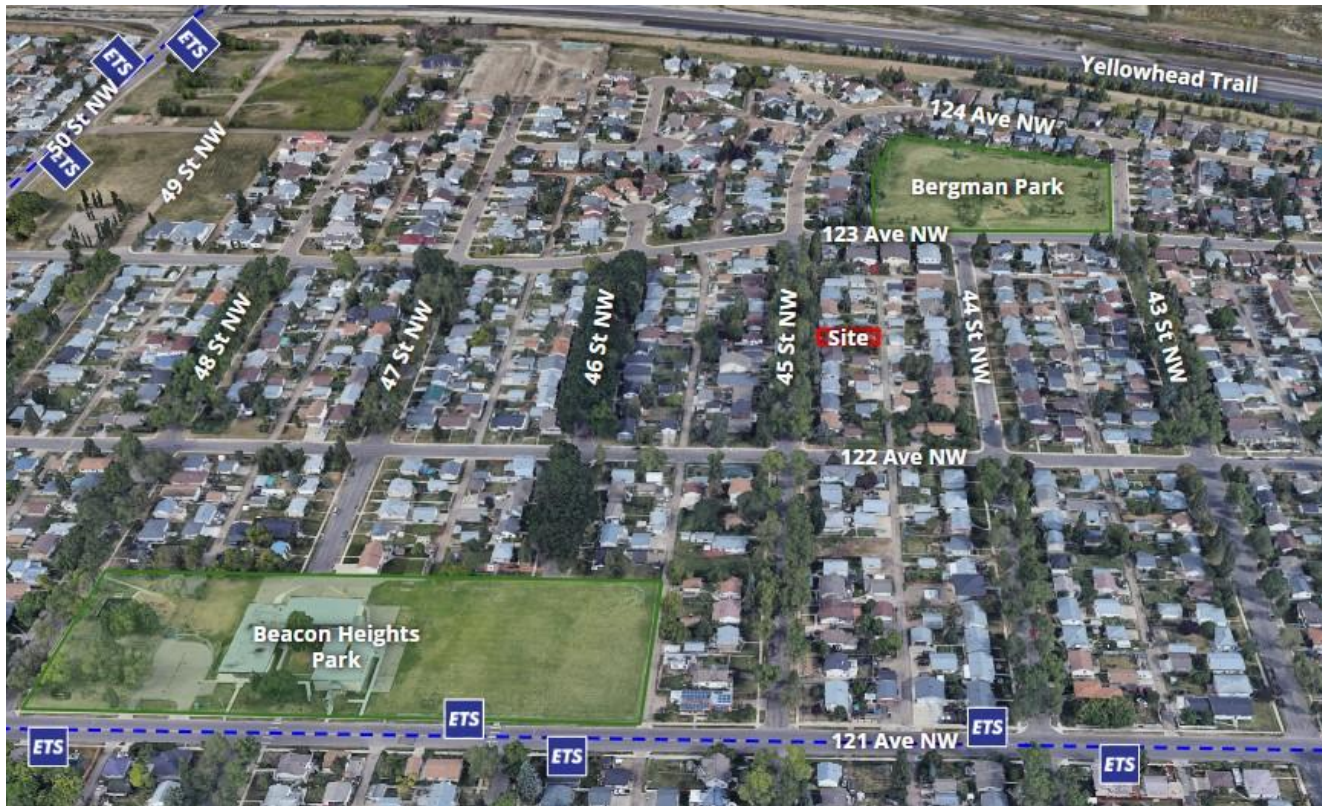
- Beacon Heights Community League

Common comments heard: :

- Supportive of the rezoning to RF1, but opposed to garden suites and secondary suites due to increased traffic, and there not being enough on-street parking in the area.

No formal feedback was received from the Beacon Heights 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 and contributes to the target of adding 50% of new units through infill city-wide.

Land Use Compatibility

The purpose of the current AGU Zone is to allow for agricultural and rural uses that do not prevent the future use of the land for urban uses. Single detached housing is the only residential use in the AGU Zone and it is a discretionary use. Whether or not single detached housing is allowed at this location would be at the discretion of a development officer. In addition, the minimum side setbacks required in the AGU zone (7.5 m on both the north and south sides) are not attainable, as the site is only approximately 16.7 metres wide.

The proposed RF1 Zone permits single detached housing, semi-detached housing and duplex housing with the opportunity for garden suites and secondary suites on site. A majority of the Bergman neighbourhood is zoned RF1; therefore, the rezoning aligns the site with the broader area and allows for development with the same scale and permitted uses. The built form in the RF1 Zone is compatible with the existing surrounding small scale housing. A full comparison between the AGU Zone and the RF1 Zone is provided in the table below:

	AGU Zone Current	RF1 Zone Proposed
Typical Uses	Rural farms Single detached housing ¹	Single detached housing Duplex housing Semi-detached housing Garden suites and secondary suites
Maximum Height	10.0 m	8.9 m
Front Setback Range (45 Street NW)	7.5 m	4.5 m - 7.5 m
Minimum Interior Side Setbacks	7.5 m	1.2 m
Minimum Rear Setback (Lane)	7.5 m	15.1 m
Maximum Site Coverage	n/a	40% ²
Maximum Number of Principal Dwellings	One	Two ³

¹ Single detached housing is a discretionary use in the AGU Zone.

² A maximum site coverage of 40% would be applicable to each subdivided lot

³ 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. 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

With redevelopment of the site vehicle access to the street will be removed and reoriented to the adjacent lane. The rezoning is otherwise anticipated to have negligible impact on the existing transportation network.

ETS operates bus routes nearby on 121 Avenue NW. The site is approximately 400 metres walking distance to the nearest bus stops along this corridor, located near the intersections of 46 Street NW and 44 Street NW. Mass transit bus routes are anticipated to operate nearby on 50 Street NW and 118 Avenue NW as part of the future mass transit network associated with the 1.25 million population scenario of The City Plan.

Utilities

The proposed rezoning is not anticipated to have a significant impact on the existing sanitary sewer 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.

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, therefore upgrades to existing municipal on-street fire protection infrastructure are not required. This could potentially be re-evaluated at the development permit stage. The applicant/owner will be responsible for all costs associated with providing required water supply including any changes to the existing water infrastructure required by the proposed zoning.

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