

8104, 8108, 8112, 8116, 8120, 8124, 8128, 8132, 8136, 8140, 8144 and 8148 - 227 Street NW

Position of Administration: Support



Summary

Bylaw 20648 proposes to amend the Rosenthal Neighbourhood Structure Plan (NSP) to allow for the utilization of the (DC1) Direct Development Control Provision within the Plan to allow for a variety of housing forms.

Charter Bylaw 20649 proposes a rezoning from the (RLD) Residential Low Density Zone to the (DC1) Direct Development Control Provision to allow for single detached housing with rear detached garages and the opportunity for garden and secondary suites.

Public engagement for this application included a mailed notice, site signage, information on the City's webpage, and an Engaged Edmonton webpage. No responses were received.

Administration supports this application because it:

- Contributes to housing diversity in the Rosenthal neighbourhood.
- Is compatible with existing and surrounding land uses.
- The proposal contributes to The City Plan's big city move, *Inclusive and Compassionate by* providing opportunities for affordable housing through the provision of secondary and garden suites.

Application Details

This application was submitted by Arcadis on behalf of Winterburn Developments.

Rezoning

The proposed (DC1) Direct Development Control Provision would allow development with the following key characteristics:

- Single family, and Secondary and Garden Suites
- Tree-lined rear lanes
- Enhanced front yard landscaping
- Maximum height of 12.5 metres
- Zero lot line development with 1.5 metre side setbacks
- Rear detached garages

Plan Amendment

Bylaw 20648 proposes to amend the Rosenthal NSP to allow residential development to be regulated under a Direct Development Control Provision. Direct Development Control Provision enables development where the regulations within standard zones preclude the proposed form of development and provides an alternative form of development, ensuring that the development is compatible with the surrounding area.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	(RLD) Residential Low Density Zone	Undeveloped

North	(DC1) Direct Development Control Provision	Undeveloped
East	(RLD) Residential Low Density Zone	Undeveloped
South	(RLD) Residential Low Density Zone	Single Family
West	(RLD) Residential Low Density Zone	Undeveloped



Aerial view of the site

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because there were no responses received as a result of the notice.

Mailed Notice, June 20, 2023

- Notification radius: 120 metres
- Recipients: 102
- Responses: 0

Site Signage, August 28, 2023

- One rezoning information sign was placed on the property facing 227 Street NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organization

- Edmonton Rosenthal Community League

Application Analysis



Site analysis context

The City Plan

The site is located within the West Henday District. It is supported by relevant policies in The City Plan identifying Rosenthal as one of Edmonton's Anticipated Growth Areas. The proposal supports the Big City Move, Inclusive and Compassionate, by improving access to affordable housing through the provision of secondary and garden suites.

Neighbourhood Structure Plan

This site is located within an area designated Low Density Residential within the Rosenthal NSP. Low Density Residential is intended to allow for a variety of housing types, including single detached, semi-detached and duplex housing, which the (DC1) Direct Development Control Provision facilitates. The proposed DC1 Provision will contribute to the incremental development of the neighbourhood and conform with the objectives of the NSP.

Bylaw 20648 will amend the Rosenthal NSP to allow DC1 Provisions to be used as a mechanism of rezoning throughout the Plan. The DC1 Provisions will facilitate housing choices and provide

efficient land utilization while ensuring the development is compatible with the surrounding area.

The proposed Charter Bylaws 20649, 20650 and 20651 will be heard with Bylaw 20648 to also allow for DC1 Provisions in conformity with the proposed Bylaw. Further, the amendment will bring two existing DC1 Provisions approved in oversight into conformance with the Plan.

Impact of Zoning Bylaw Renewal

At the time of writing this report, the draft Zoning Bylaw 20001 is set for consideration at a City Council Public Hearing on October 16, 2023, as part of the Zoning Bylaw Renewal Initiative. If Zoning Bylaw 20001 is approved in October, the proposed DC1 Provision will remain unchanged.

Land Use Compatibility

The subject site (12 lots), was subdivided in 2023 under Plan 2320200 and remains undeveloped. The lots front onto 227 Street NWs with access from the lane. The lane is 6 m side, with two access points off 227 Street NW located north and south of the site.

Compared to the RLD Zone, the proposed Provision allows for a small increase in height (by 2.5 m), site coverage (by 2%), and will result in a similar built form.

The land north of the site is zoned DC1 with similar uses and regulations. In addition, the land west (rear) of the subject site is proposed to be developed under a DC1 with similar uses and regulations, including a maximum of 12.5 m height, under Charter Bylaw 20651. The land to the south is zoned RLD; however, the side setback and lane will allow an appropriate transition and reduce the impact of development.

As noted above, the draft Zoning Bylaw 20001 is set for consideration at a City Council Public Hearing on October 16, 2023, as part of the Zoning Bylaw Renewal Initiative. If Zoning Bylaw 20001 is approved, the RLD Zone will transition to the RSF Zone, allowing for a range of small scale Residential development up to 3 Storeys in Height (12.0m) with detached or attached garages and 55% site coverage. As a result, the impact of the proposed 12.5 m height will be further minimized if Zoning Bylaw 20001 is approved.

Overall, the proposed height, scale and regulations will be consistent with the existing and surrounding land uses.

	RLD Current	DC1 Proposed
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Typical Uses	Single detached housing Duplex housing Semi-detached housing Garden suites and secondary suites	Single detached housing Garden suites and secondary suites
Maximum Height	10.0 m	12.5 m
Site Depth	27.0 m	35.0 m
Site Width	Depends on-site coverage	6.6 m
Front Setback (227 Street NW)	3.0m - 4.0 m	4.0 m
Minimum Side Setback	0-2.4 m	0 -2.4 m
Minimum Rear Setback (Garage and Lane)	4.5 m - 7.5 m 1.2 m	N/A 1.2 m
Maximum Site Coverage Single Detached (zero lot)	53%	55%
Maximum Number of Principal Dwellings	1	1

Mobility

Administration is aware of existing transportation challenges within the Lewis Farms area, including growing congestion on 215 Street NW between Stony Plain Road NW and Whitemud Drive NW, and Webber Greens Drive NW east of 215 Street NW.

Administration is working with area developers to review options for the remaining arterial improvements and funding under the ARA bylaw. This may include swapping obligations between developers and the City to address existing capacity constraints in advance of City-led widening.

The developer is currently completing intersection improvements at 215 Street NW and Second Boulevard NW and at 215 Street NW and 100 Avenue NW intersection to alleviate short term traffic operational challenges along the 215 Street NW corridor.

Construction of 231 Street NW between Whitemud Drive NW and north of Rosenthal Boulevard NW is currently underway. Rosenthal Boulevard NW will be extended to 231 Street NW as part of this work, which is anticipated to be completed in 2023.

ETS operates a bus service north of the subject site on Rosenthal Drive NW. Transit riders using this bus service are connected to the Lewis Farms Transit Centre / future Valley Line West LRT Stop. Bus stops are available approximately 300m walking distance from the rezoning site, near the intersection of Rosenthal Boulevard and 227 Street NW. As the neighbourhood and surrounding areas build out, future bus service in Rosenthal is anticipated to change.

Utilities

The proposed rezoning area conforms to the Rosenthal Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services are available via sewer main extensions connecting to the existing system located within Rosenthal Stage 30. These existing systems have been designed and constructed to accommodate development under the proposed rezoning.

The applicant/owner will be responsible for all costs associated with infrastructure improvements required by this application.

Appendices

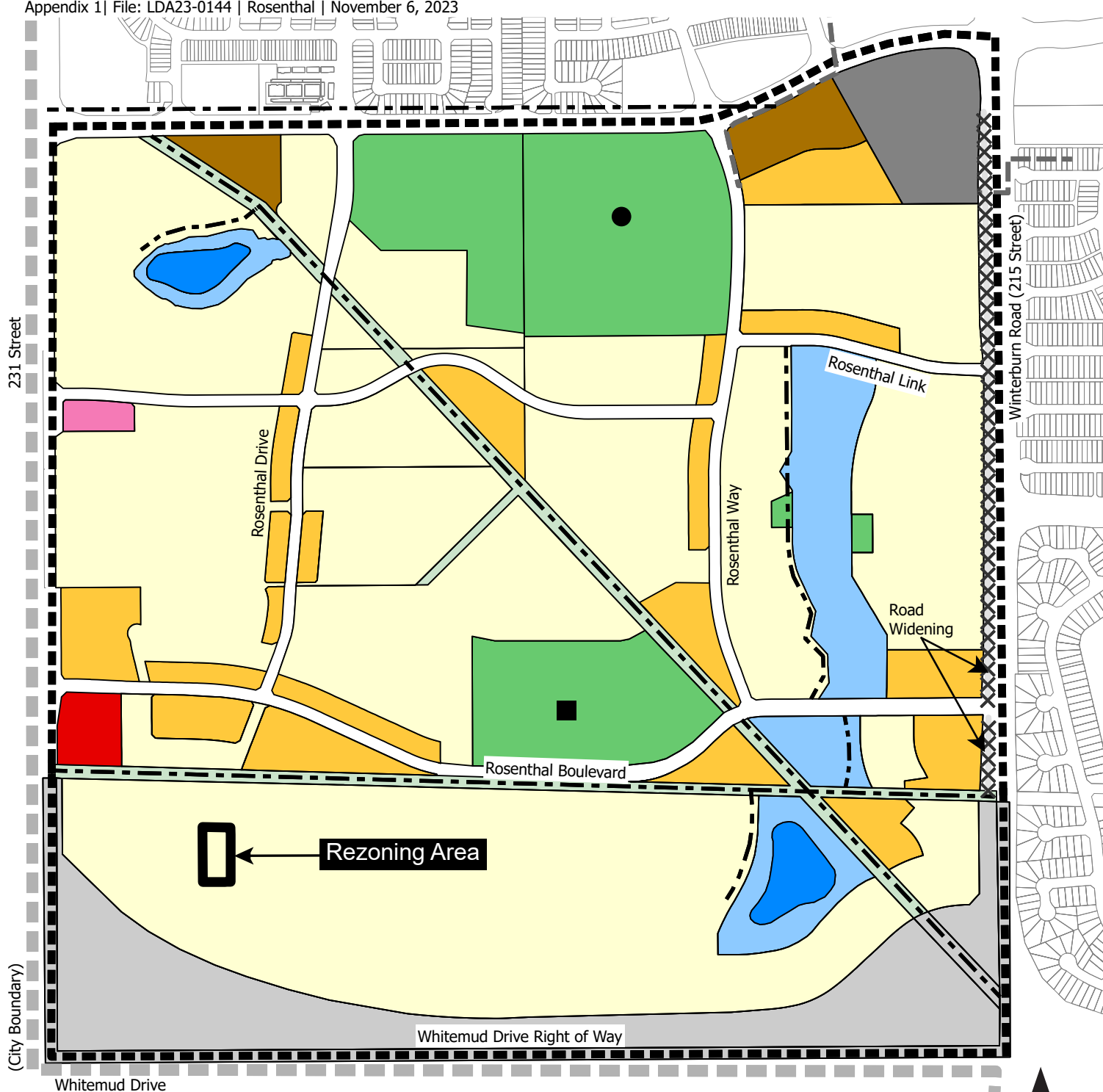
1. Context Plan Map
2. DC1 Provision

Written By: Vivain Gamache

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination



BYLAW 20520
ROSENTHAL
 Neighbourhood Structure Plan
 (as amended)



- | | | |
|--------------------------------|--|--------------------|
| Low Density Residential | Whitemud Drive Interchange Lands | Road Widening |
| Medium Density Residential | DC1 Community Centre | Town Centre |
| High Density Residential | Utility Corridor | Multi-Use Corridor |
| Neighbourhood Commercial | Seperate High School / Recreation Centre | NSP Boundary |
| Community Commercial | Public Elementary / Junior High - K - 9 | |
| Stormwater Management Facility | | |
| Park / School | | |

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

(DC1) DIRECT DEVELOPMENT CONTROL PROVISION

Rosenthal

1. General Purpose

The purpose of this Provision is to provide for Single Detached Zero Lot Line housing and Secondary Suites with rear detached garages and Garden Suites.

2. Area of Application

This provision shall apply to Lots 90 to 101, Block 5, Plan 2320200 as shown on Schedule "A" of the Bylaw adopting this provision, Rosenthal.

3. Permitted Uses

- a. Child Care Services
- b. Garden Suites
- c. Major Home Based Business
- d. Minor Home Based Business
- e. Residential Sales Centre
- f. Secondary Suites
- g. Single Detached Housing
- h. Supportive Housing, Restricted to Limited Supportive Housing
- i. Urban Gardens

4. Development Regulations

- a. The minimum Site Area shall be 220 m².
- b. The minimum Site Width shall be 6.6 m.
- a. The maximum Site Depth shall be 35.0 m.
- b. The maximum Height shall not exceed 12.5 m.
- c. The minimum Front Setback shall be 4.0 m.
- d. The minimum Rear Setback shall be 1.2 m.
- e. Notwithstanding 4. f, the minimum Side Setback Abutting a Lane shall be 1.2m .
- f. A Zero Lot Line Development shall only be permitted where:
 - i. The other Site Side Setback is a minimum of 1.5 m;
 - ii. All roof leaders from the Dwelling are connected to the individual storm sewer service for each Lot;
 - iii. No roof leader discharge shall be directed to the maintenance easement; and
 - iv. The owner of a Lot within a development proposed for the Zero Lot Line Development and the owner of the adjacent Lot shall register, on titles for all adjacent lots, a 1.5 m private maintenance easement that provides for:
 - A. A 0.3 m eave encroachment easement with the requirement that the eaves must not be closer than 0.9 m to the eaves of the building on an adjacent parcel;
 - B. Subject to 4(k)(ii) an unobstructed minimum width drainage pathway of 0.3m to be free and clear of objects;
 - C. A 0.6 m footing encroachment easement;

- D. The Garage shall not encroach on the private maintenance easement; and
- E. Permission to access the easement area for maintenance of the properties.
- v. The owner of the Site proposed for the Zero Lot Line Development shall register on all titles within the Zero Lot Line Development Site as well as all titles on the adjacent Site a restrictive covenant and easement that:
 - A. Requires a drainage swale constructed to City of Edmonton Design and Construction Standards; and
 - B. Provides for the protection of drainage of the Site, including the right for water to flow across Lots and the requirement not to inhibit the flow of water across Lots.
- vi. The owner of the Site proposed for the Zero Lot Line Development shall register a utility easement(s) on, where necessary, all Lots within the Zero Lot Line development and the Abutting Lots to ensure adequate access for utility maintenance.
- g. The Side Setback for a Garage in a Zero Lot Line Development may only be reduced to zero where:
 - i. A 1.5 m private maintenance easement identical to that registered for the principal building is provided on the Abutting Lot;
 - ii. All roof leaders from Accessory buildings are connected to the individual storm sewer service for each Lot or directed to drain directly to an adjacent Lane; and
 - iii. No roof leader discharge shall be directed to the maintenance easement.
- h. Corner Sites shall have flanking side treatments similar to the front elevation.
- i. The maximum Site Coverage shall be 55%. A maximum of 35% for a Principal for a building and a maximum of 20% for Accessory buildings.
- j. All roof drainage shall be directed away from buildings and to a public roadway, including a Lane, or to a drainage work. Applications for a Development Permit shall include a detailed drainage plan showing the proposed drainage of the Site.
- k. Notwithstanding Section 55, landscaping shall be provided in accordance with the following:
 - i. A minimum of one (1) tree, three (3) shrubs, and tall grasses in the front yard.
 - ii. One (1) tree with a minimum height of 3.0 m at maturity, located in the maintenance easement, a minimum 1.5m from the rear property line.
- l. Vehicular access shall be from the Lane.
- m. One Secondary Suite, and one Garden Suite may both be developed in conjunction with a Principal Dwelling on the same Lot.
- n. Garden Suites shall comply with Section 87 of this Bylaw.