

7903 - 231 Street NW

Position of Administration: Support



Summary

Charter Bylaw 20650 proposes a rezoning from the (RLD) Residential Low Density Zone to a (DC1) Direct Development Control Provision to allow for zero lot line, low density residential development.

Public engagement for this application included a mailed notice and site signage. Two people were heard from, with both in opposition. Their concerns were related to the height of the proposed development and traffic congestion.

Administration supports this application because it:

- Contributes to the 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 Melcor.

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

- 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

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	(RLD) Residential Low Density Zone Zone	Undeveloped
North	(AG) Agricultural Zone	Undeveloped
East	(AG) Agricultural Zone	Undeveloped
South	(RF5) Row Housing Zone	4 plex housing
West	(DC2) Site Specific Development Control Provision	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 the advance notifications raised limited responses and the proposed land uses are compatible with the surrounding area. The basic approach included:

Mailed Notice, June 20, 2023

- Notification radius: 120 metres
- Recipients: 102
- Responses: 2
 - In opposition: 2 (100%)

Site Signage, September 25, 2023

- One rezoning information sign was placed on the property facing Rosenthal Drive NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Rosenthal Community League
- West Edmonton Communities Council

Comments heard

- Height and privacy concerns
- Traffic and street parking concerns

Application Analysis

The City Plan

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

The site is currently designated for low density residential development in the Rosenthal Neighbourhood Structure Plan (NSP), and the proposed DC1 aligns with this designation.

The Rosenthal NSP currently allows DC1 Provisions only within the Northeast Community Centre. The site is outside of this area; however, the proposed DC1 is being considered at the same time as Bylaw 20648 at the November 6, 2023 public hearing. Bylaw 20648 proposes to amend the Rosenthal NSP to allow DC1 Provisions throughout all of the plan area.

Impact of Zoning Bylaw Renewal

At the time of writing of 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 on January 1, 2024.

Land Use Compatibility

The purpose of the proposed DC1 Provision is to accommodate zero lot line, low density residential development with rear detached garages, secondary suites, and garden suites. These uses are accommodated in the existing RLD zoning, and are compatible with the surrounding land uses, however the proposed DC1 contains enhanced landscaping requirements, and a slight increase in height and in accessory building site coverage to better accommodate secondary and garden suites.

The proposal includes landscaping requirements for trees, shrubs, and tall ornamental grasses in front yards, as well as the requirement to plant trees along the rear alley. These requirements will help to mitigate heat island effect and climate impacts.



Example development that can be accommodated in the proposed DC1. The rear alley is required to be lined with trees, garden suites can be two full storeys, and garage pads accommodate two vehicles.

The maximum height in the proposed DC1 is 12.5 meters, an increase from 10.0 m in the existing RLD zone, and the maximum site coverage of the accessory building would also increase from 18% to 20% to better accommodate two-storey garden suites. The site's rear lane provides a sensitive separation and transition to surrounding properties. Minimum rear setbacks for detached garages in the proposed DC1 are 5.5 meters, as compared to 1.2 meters in the existing RLD zone, allowing for garage pads that can accommodate additional parking associated with the secondary and garden suites.

	RLD Current	DC1 Proposed
Maximum Height	10.0 m	12.5 m
Landscaping (Rear Lane)	N/A	1 tree required per lot
Front Setback (227 Street NW)	4.5 m	4.0 m
Minimum Rear Setback (Garage)	1.2 m	5.5 m
Site Coverage (Garage)	18%	20%

Mobility

Vehicle access to the site will be allowed from the rear lane only. At the neighbourhood level, road construction is underway to connect Rosenthal Boulevard with 231 Street and to upgrade 231 Street between Whitemud Drive and Rosenthal Boulevard.

The site is within 100 metres of a bus stop on Rosenthal Drive. This local service connects residents to the larger transit network at the Lewis Farms Transit Centre.

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 by connecting to sanitary and stormwater lines within Rosenthal Drive NW. 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, including water supply, sanitary, and stormwater.

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