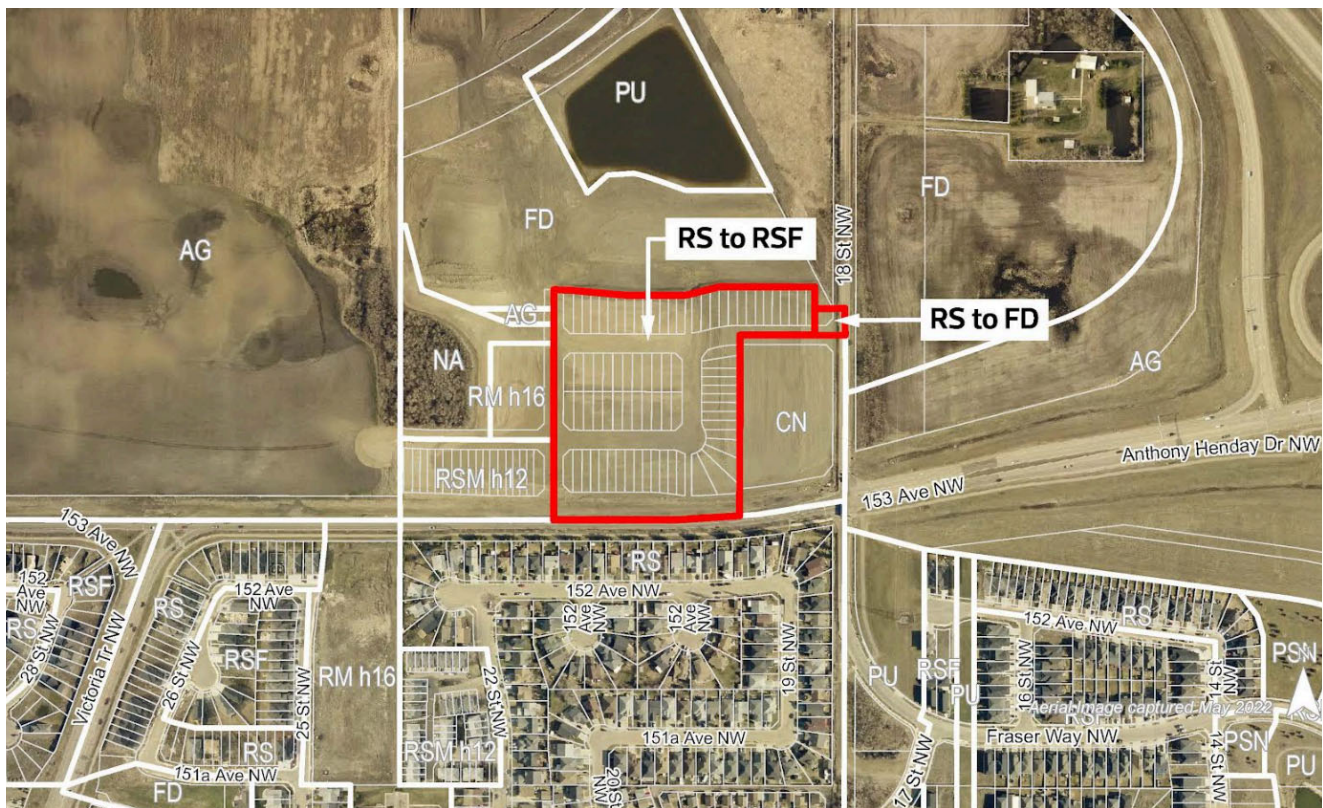


North of 153 Avenue NW and west of 18 Street NW

Position of Administration: Support



Summary

Charter Bylaw 20808 proposes a rezoning from the Small Scale Residential Zone (RS) to the Small Scale Flex Residential Zone (RSF) and Future Urban Development Zone (FD) to allow for a range of small scale housing and future development.

Public engagement for this application included a mailed notice and information on the City's webpage. No responses were received. Administration supports this application because it:

- Allows for the continued development of residential housing forms.
- Is compatible with the planned land uses.
- Conforms to the Gorman Neighbourhood Structure Plan.

Application Details

This application was submitted by Scheffer Andrew Ltd., on behalf of 2519331 Alberta Ltd., St. Paul Junction Joint Venture Inc., Sahil D Homes Ltd, B & M Homes Ltd., Canadian Touch Homes Ltd., Kailpur Homes Inc., 1833540 Alberta Ltd., Pulkit Homes Ltd., 1993085 Alberta Ltd., SNS Homes Ltd. 1817372 Alberta Ltd., 1967339 Alberta Ltd., 2568815 Alberta Ltd., Bay Horizon Built Ltd., Kstone Homes Ltd., Nixon Homes Ltd., Liban Homes Ltd., Gran Homes Ltd., Paul Singh Realty Ltd. and 2300966 Alberta Ltd.

Rezoning

The proposed Small Scale Flex Residential Zone (RSF) would allow development with the following key characteristics:

- A range of low density housing forms.
- A maximum height of 12.0 m (3 storeys).
- A maximum site coverage of 55%.

The proposed Future Urban Development Zone (FD) would allow development with the following key characteristics:

- Agricultural, Urban Agricultural and Special Event uses.
- A maximum height of 12.0 metres (approximately 3 storeys).
- A minimum setback of 7.5 metres.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Small Scale Residential Zone (RS)	Undeveloped
North	Future Development Zone (FD) Public Utility Zone (PU)	Undeveloped Undeveloped
East	Future Development Zone (FD) Neighbourhood Commercial Zone (CN)	Undeveloped Undeveloped
South	Small Scale Residential Zone (RS)	Undeveloped
West	Future Development Zone (FD) Agricultural Zone (AG) Natural Areas Zone (NA) Medium Scale Residential Zone (RM h16) Small- Medium Scale Transition Residential Zone (RSM h12)	Undeveloped Undeveloped Treed area Undeveloped Undeveloped Undeveloped

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application facilitates anticipated development for the area in conformance with the Gorman NSP. The approach included:

Mailed Notice, March 14, 2024

- Notification radius: 61 metres
- Recipients: 52
- Responses: 0

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Fraser Community League
- Horse Hill Community League Association
- Clareview and District Area Council Area Council

Application Analysis

The site is undeveloped and located in the southeast portion of the Gorman neighbourhood. The surrounding area is designated for a mix of residential and commercial uses, as well as a stormpond and natural areas. Lands south of the site are developed with low density residential in the form of single-detached housing. There is a bike path along 153 Avenue NW, Victoria Trail NW, and 18 Street NW, which provides active modes of transportation.



Site analysis context

The City Plan

The proposed rezoning is supported by policies in The City Plan, which continue to allow Edmontonians to live locally and support growth within existing approved neighbourhoods.

District Plan

The District Policy and District Plans are still in draft form. With consideration of this policy and these plans by Council anticipated in the near future, the following analysis is for information purposes only and was not a factor in Administration's recommendation.

The proposed rezoning is within the Northeast District Plan, which designates the site as urban mix. This application supports District General Policy 2.4.2. by providing opportunities for a mix of housing types close to businesses and services that meet residents' daily needs.

Neighbourhood Structure Plan

This site is located within an area designated as Low Density Residential in the Gorman NSP. Residential policies within the Gorman NSP support more flexible housing forms such as secondary suites or garden suits which are now permitted across the city to promote housing affordability.

The proposed Future Urban Development Zone (FD) will allow for future development by providing a placeholder for future land use development.

Land Use Compatibility

Prior to the approval of Zoning Bylaw 20001, development permits were issued under the RF4 Zone on some of the existing lots. With the approval of the new Zoning Bylaw 20001, the sites

were converted to the RS Zone. As a result, the rear setback and the garage door maximum width do not comply with the applied Zone. The proposed rezoning will allow the development permits to align with the RSF Zone within the approved Edmonton Zoning Bylaw 20001.

In addition, the proposed RSF Zone will allow for an increase of 1.5 m in height and an 8% site coverage compared to the RS Zone.

The proposed FD zone will protect a small portion of land for future development and is compatible with the surrounding areas.

The table below summarizes the differences in development regulations between Zoning Bylaw 12800 and the current and proposed Zones within Edmonton Zoning Bylaw 20001.

	RF4 Zone Zoning Bylaw 12800	RS Zone Current	RSF Zone Proposed
Typical Uses	Residential Housing	Residential Housing	Residential Housing
Maximum Height	10.0 m	10.5 m	12.0 m
Minimum Site Depth	30.0 m	30.0 m	N/A
Minimum Site Width	7.5 m (Alley) - 12.0 (no Alley)	4.0 - 7.5 m	3.6 - 7.5 m
Minimum Front Setback	3.0 m - 4.5 m	4.5 m	3.0 m - 4.5 m
Minimum Interior Side Setback	1.2 m - 3.0 m	1.2 -2.0 m	0.6 - 1.5 m
Minimum Flanking Side Setback	3.0 m	2.0 m	2.0 m

Minimum Rear Setback	4.5 (attached garage) - 7.5 m	10.0 m	6.0 m 1.2 m (Alley)
Maximum Site Coverage	45%	45% - 47%	55%
Maximum Garage door width	N/A	60%	N/A

Mobility

Development of the rezoning area will require the upgrade of 18 Street to an urban collector standard, which is currently underway. Construction of a shared pathway along 153 Avenue and active modes connections through the site will be required with development of these lands.

Transit service to Clareview Transit Centre and LRT Station is currently available along 18 Street NW with stops within 350m - 600m walk distance from the rezoning site.

Utilities

The proposed rezoning area conforms to the Gorman Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. The proposed rezoning does not significantly impact these existing servicing plans.

Appendices

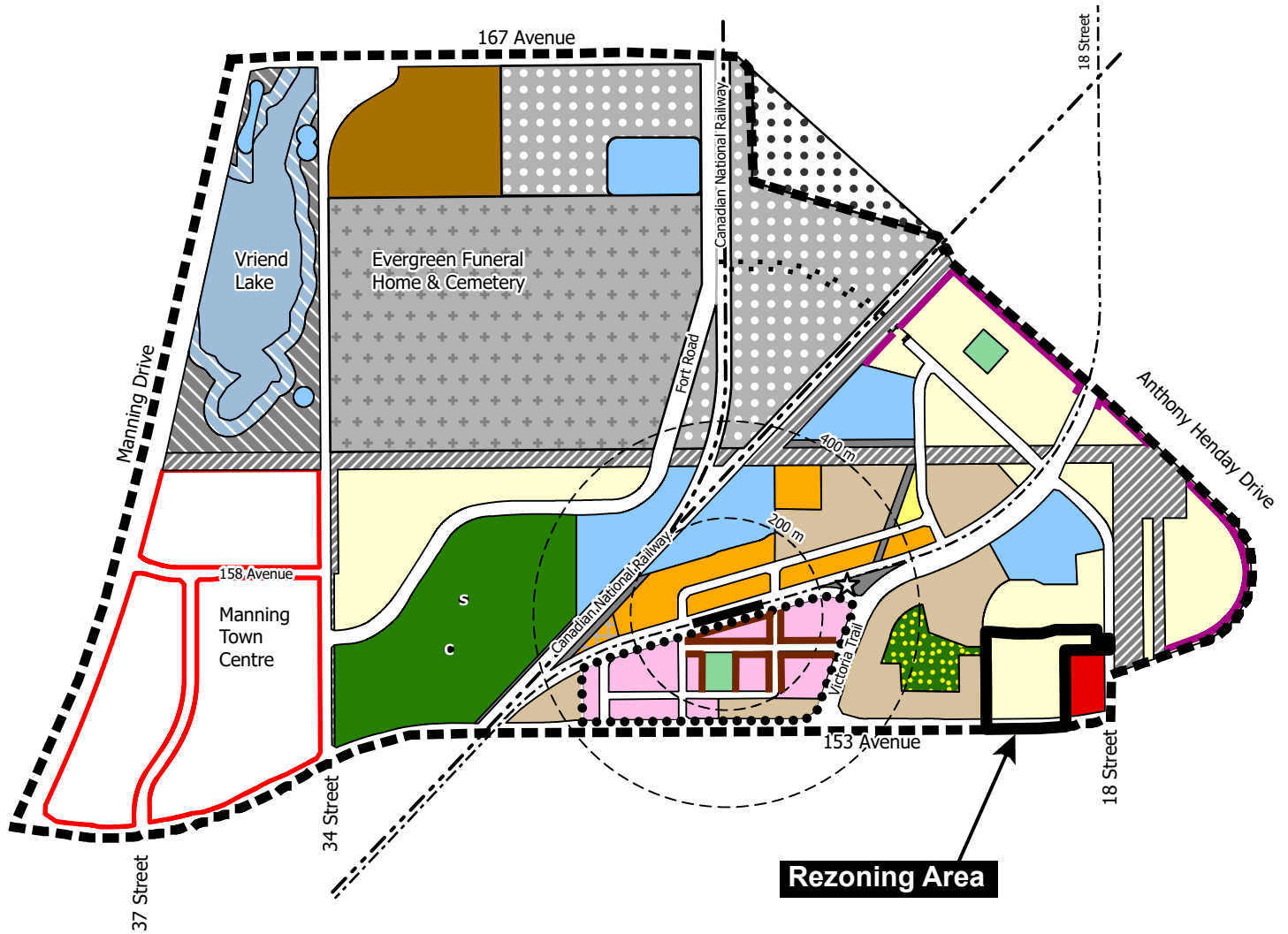
1. Context Plan Map

Written By: Vivian Gamache

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination



**BYLAW 19799
GORMAN**
Neighbourhood Structure Plan
(as amended)



- | | | |
|--|---|---|
| Low density residential | Institutional (existing cemetery) | Active at-grade Uses |
| Medium density residential | Stormwater management facility | LRT Line |
| High density residential | Crown Claimed Wetland | LRT Station |
| Neighbourhood commercial | Natural Area (ER) | NSP Boundary |
| Existing major commercial | Potential Development Area | Rail line |
| Business Industrial | Powerline/pipeline corridor | Town Centre Boundary |
| Mixed use | Potential TUC surplus land | Community League |
| Gorman/Clareview extension school park site (MR) | Public utility | LRT Utility Complex and Development Entry Feature |
| Pocket park (MR) | Required Land for Potential Pedestrian Bridge | Separate High School |
| Pocket park (Non- Credit MR) | Private Recreation Facility | |
| Natural area (MR) | Potential Noise Barrier | |

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.