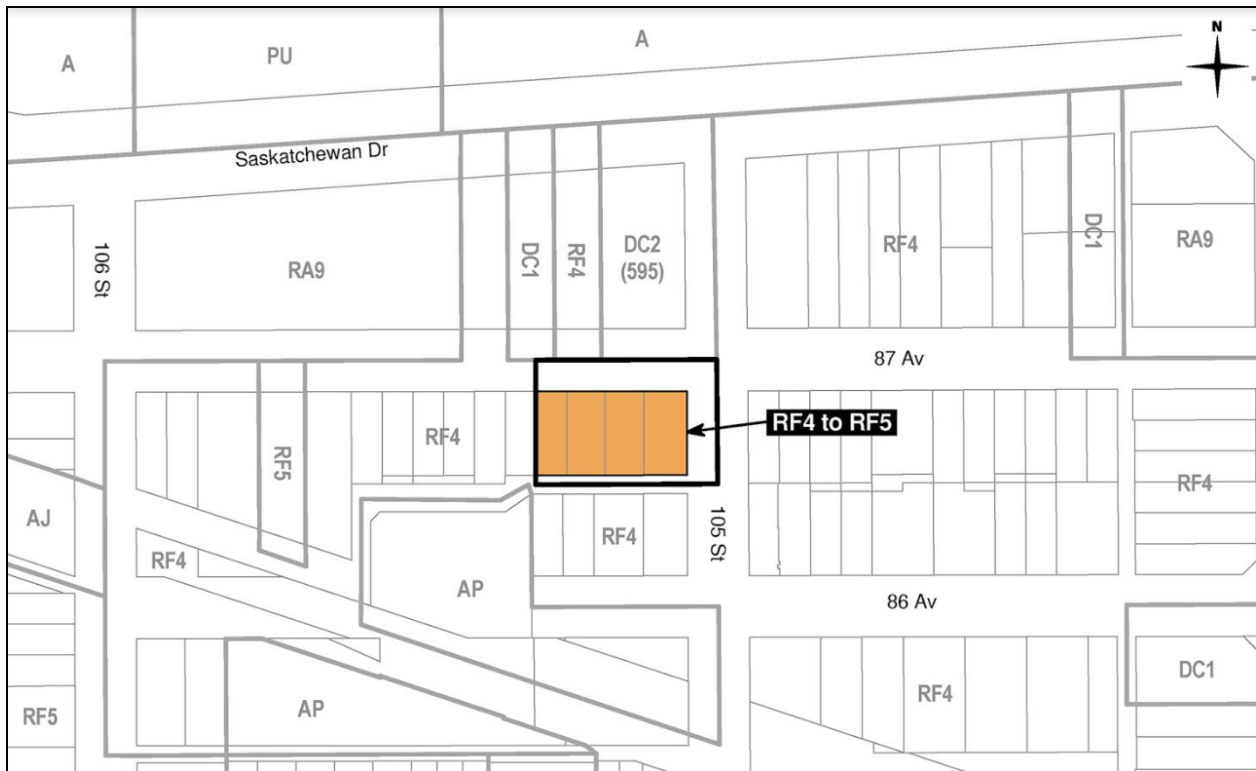




ADMINISTRATION REPORT REZONING & PLAN AMENDMENT STRATHCONA

10507, 10509, 10517 - 87 Avenue NW & 8630 - 105 Street NW

To allow for row housing.



RECOMMENDATION AND JUSTIFICATION

Administration is in **SUPPORT** of this application because it:

- is appropriately located on a larger site adjacent to a collector road;
- provides family oriented housing in close proximity to a variety of amenities; and
- is compatible with surrounding development

THE APPLICATION

1. BYLAW 19230 to amend text within the Strathcona Area Redevelopment Plan (ARP) to allow for row housing development at this location.
2. CHARTER BYLAW 19231 to amend the Zoning Bylaw from (RF4) Semi-detached Residential Zone to (RF5) Row Housing Zone.

The purpose of the proposed rezoning is to allow for row housing. Based on the RF5 Zone and the Mature Neighborhood Overlay (MNO), key regulations that the development will be required to comply with include:

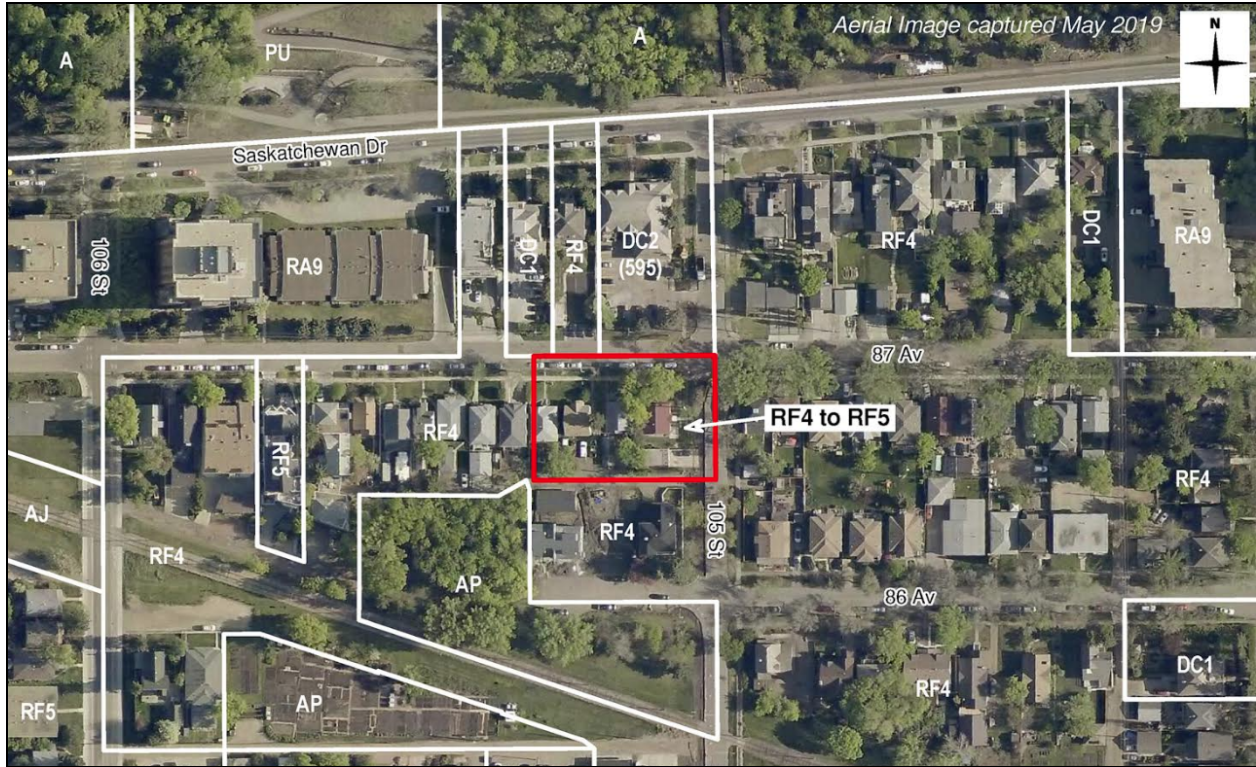
- **Maximum Height:** 10.0 metres (approximately three storeys)
- **Minimum Density:** 35 dwellings / hectare or approximately 5 dwellings for this site. The stated intent of the applicant is to develop between 8 and 10 dwelling units.
- **Site Coverage:** 50%, though this could be increased to 52% if unenclosed front porches are pursued.
- **Off-Street Parking:** As per the Zoning Bylaw with access from the rear lane.

SITE AND SURROUNDING AREA

The subject site is located at the corner of 105 Street NW and 87 Avenue NW and is currently occupied by four single detached houses. The site is bordered by predominantly single detached and semi detached housing built form, though the properties located north of the site are currently functioning as Professional, Financial & Office Support services.

Other notable land use considerations beyond the site's immediate surrounding include one lot located on the same block that is already zoned RF5 and is supporting a three dwelling row house as well as a large portion of the block to the north of this site which is zoned RA9 and is supporting high density development.

The site is located within walking distance to the E.L. Hill and Queen Elizabeth parks as well as commercial and retail services along Whyte Avenue and 109 Street NW. Following the implementation of the Bus Network Redesign, frequent bus routes will be available along Whyte Avenue and 109 Street NW and local bus routes will be available along Saskatchewan Drive and 104 Street NW. Protected bike lanes are available along 106 Street, one block to the west, and provide connectivity to the city's broader shared use path network.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF4) Semi-detached Residential Zone	Single Detached Housing
CONTEXT		
North	(DC2) Site Specific Development Control Provision (RF4) Semi-detached Residential Zone (DC1) Direct Development Control Provision	Professional, Financial & Office Support Services
East	(RF4) Semi-detached Residential Zone	Single Detached House
South	(RF4) Semi-detached Residential Zone	Semi-detached Housing Vacant Lot Single Detached House
West	(RF4) Semi-detached Residential Zone	Single Detached Housing



LOOKING SOUTHEAST FROM 87 AVENUE NW



LOOKING SOUTHWEST FROM 105 STREET NW

PLANNING ANALYSIS

EXISTING AND PROPOSED ZONING

Under the current RF4 Zone which allows for semi-detached and duplex housing as its highest and best use, the subject site could yield up to approximately 6 semi-detached or duplex dwellings. In addition to these 6 dwellings, there is enough room on this site to construct an additional single detached house, yielding a total of 7 principal dwellings.

The proposed RF5 Zone allows for row housing. The RF5 Zone contemplates a minimum density of 35 dwellings/hectare which would equate to a minimum of 5 dwelling units on the subject site. An estimation, based on site size and other development regulations, suggests that this site could accommodate up to 10 principal dwellings.

A comparison of the proposed RF5 zone, the current RF4 zone and the (RF3) Small Scale Infill Development Zone is provided below. The comparison demonstrates that, in addition to an increased density, there will be an increase in maximum site coverage and height.

Zoning Comparison Chart			
	Current: RF4 + MNO	Comparable: RF3 + MNO	Proposed: RF5 + MNO
Minimum Density	-	-	35 Units/Ha
Minimum Site Area/ Dwellings	250.8m2 7 Units	150m2 9 Units	125m2 10 Units
Maximum Height (metres)	8.9	8.9	10.0
Minimum Setback - West (metres)	1.2	3.0	2.0
Maximum Site Coverage	40-45%	45%	50-52%

LAND USE COMPATIBILITY

The site is appropriately located on a corner site and bordered on three sides by road right-of-way, 87 Avenue NW to the north, 105 Street NW to the east and the rear lane south of the property. These roadways act as buffers that help to mitigate the impacts of additional height and site coverage between this site and the existing surrounding development.

The primary focus of concern is along the site's western edge which shares a property line with a single detached house. Depending on the future configuration of development on this site, different flanking conditions along this edge can occur. If the development is arranged along 87 Avenue, a minimum 2.0 m interior side setback would be required adjacent to the single detached house to the west. As demonstrated by the table above, this is an increase over the required 1.2 m setback of the current RF4 Zone. Moreover, the MNO does require that window locations as well as design techniques such as translucent window treatment and screening methods to be utilized along this edge to help reduce overlook and other privacy issues for the adjacent property.

The RF5 Zone requires the average number of bedrooms per dwelling be at least 2.25 in an effort to encourage development that is oriented towards families. Family oriented development at this location is contextually appropriate given the site's surrounding lower density development and amenities that are available within walking distance such as park space, retail services and alternative modes of transportation.

Though this site isn't located at the edge of the neighborhood, it is located one block south of the edge. This is noteworthy because the majority of the neighborhood's northern edge is characterised by high rise development which would suggest that row housing, or other forms of medium scale development would be an appropriate transition between the exterior high rise development and the interior low scale development.

PLAN IN EFFECT

The Strathcona Area Redevelopment Plan (ARP) is in effect for this area and designates this site to be within the Mixed Low and Medium Residential Area. Beyond the medium density residential development already existing, the plan states that further medium density residential will not be allowed, unless expressly identified. As such, an amendment is required to the ARP to expressly identify the site as being appropriate for additional medium density residential development.

RESIDENTIAL INFILL GUIDELINES (RIGS)

The RIGs provide guidance as to where different housing typologies are most appropriately located within a given neighborhood. For row housing (6+ dwellings) like this proposal, the RIGs suggest that this type of development should be located along the edges of a neighborhood and adjacent to an arterial roadway.

This site is located one block south of the edge of the neighborhood and adjacent to a collector roadway. Though not in conformance with the locational suggestion of the RIGs, it should be noted that the RIGs generally assume the defining use of the interior of any applicable neighborhood is that of low density or predominantly single detached housing which is not the case in the Strathcona Neighbourhood.

The interior of the Strathcona neighborhood supports a broad mix of residential uses beyond low density residential, including medium density housing primarily in the form of low rise apartments, while the northern edge is largely characterized by high rise development. As such, a medium density zone, like the RF5 Zone, would not be uncharacteristic of the interior of Strathcona neighborhood and is appropriate at this location.

TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed.

PUBLIC ENGAGEMENT

ADVANCE NOTICE

January 10, 2019

- Number of recipients: 173
 - Number of responses in support: 0
 - Number of responses with concerns: 5
 - Concerns heard are as follows:
 - shadowing on adjacent properties
-

	<ul style="list-style-type: none"> o exacerbating parking and traffic issues along the avenue and rear lane o decreased property values o the design of the new development may be out of character with older development in the neighborhood
PUBLIC MEETING N/A	<ul style="list-style-type: none"> ● Not held
WEBPAGE	<ul style="list-style-type: none"> ● edmonton.ca/strathcona

CONCLUSION

Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning & Plan Amendment
Bylaw & Charter Bylaw:	19230 & 19231
Location:	Corner of 87 Avenue NW and 105 Street NW
Addresses:	10507, 10509, 10517 - 87 Avenue NW & 8630 - 105 Street NW
Legal Descriptions:	Lot 32, Block 100, Plan 9620099 and Lots 33 - 36, Block 100, Plan I10
Site Area:	1,300 m2
Neighbourhood:	Strathcona
Notified Community Organizations:	Strathcona Community League
Applicant:	Ryan Eidick

PLANNING FRAMEWORK

Current Zone and Overlay:	(RF4) Semi-detached Residential Zone Mature Neighborhood Overlay
Proposed Zone and Overlay:	(RF5) Row Housing Zone Mature Neighborhood Overlay
Plan in Effect:	Strathcona Area Redevelopment Plan
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Stuart Carlyle
Tim Ford
Development Services
Planning Coordination