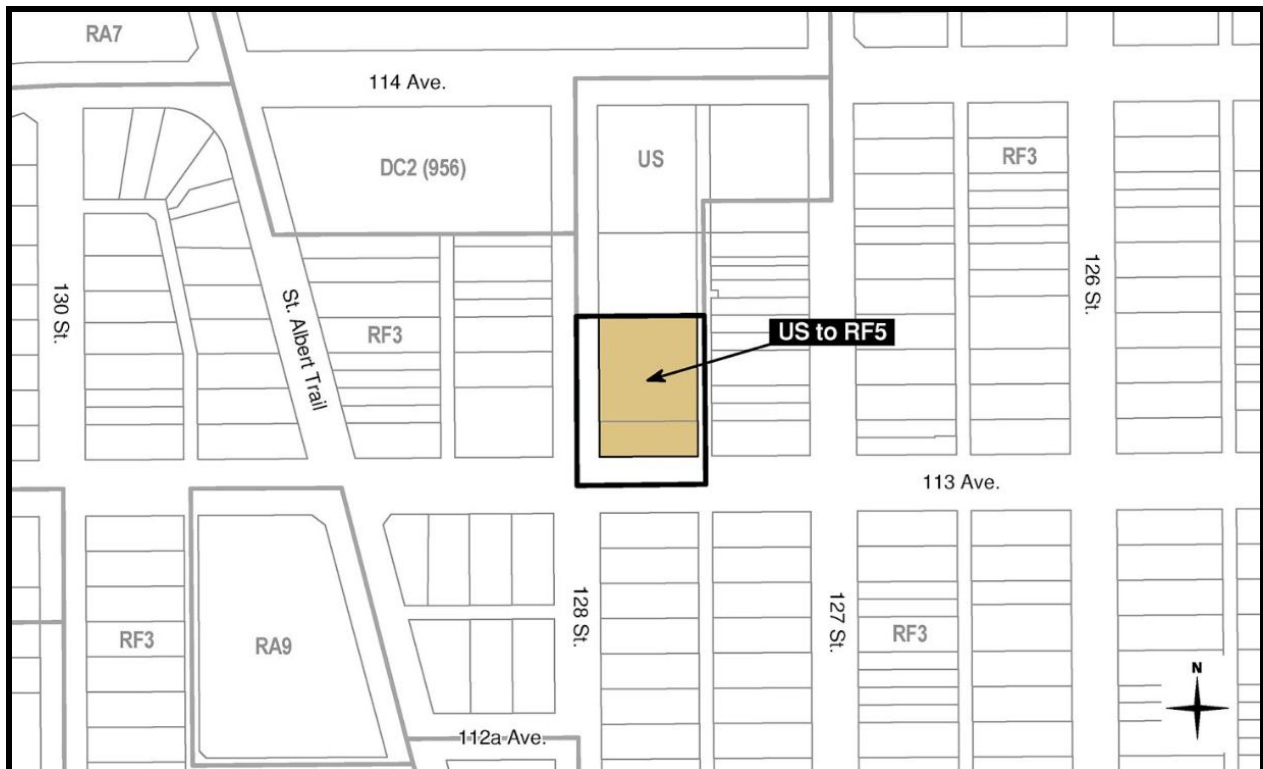




ADMINISTRATION REPORT REZONING & PLAN AMENDMENT INGLEWOOD

11315 - 128 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 corner site, adjacent to a school site, and separated from lower scale residential zoning by roadways;
- supports family oriented housing in close proximity to a variety of amenities; and
- is compatible with its surrounding context.

THE APPLICATION

1. BYLAW 19204 to amend the West Ingle Area Redevelopment Plan (ARP) to amend two land use maps to reflect the proposed rezoning and redesignate this site as being appropriate for row housing development.
2. CHARTER BYLAW 19205 to amend the Zoning Bylaw to rezone the site from the (US) Urban Services Zone to the (RF5) Row Housing Zone to allow for row housing.

In November 2019, an application was submitted to rezone this site to the (RA7) Low Rise Apartment Zone with the intention of developing a 4-storey apartment building. Following concerns from surrounding landowners, the community league and Administration, the application was revised to instead pursue the RF5 Zone. The Applicant's intent is to develop row housing on this site.

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 9 dwellings for this site size.
- **Minimum Site Area::** 125 m² of site area per Dwelling which amounts to approximately 20 Dwellings for this site size.
- **Site Coverage:** 50%, though this could be increased to 52% if unenclosed front porches are pursued.
- **Off-Street Parking:** Accessed from the rear lane.

History

This site was formerly used as the southern portion of the field space for the St. Andrew school. The school and field space were owned and operated by the Catholic School District from approximately 1946 until 2019 when this site and the northern portion were declared surplus. The northern portion was sold separately to a private landowner.

The landowner of the northern portion owns and operates a private school, while the landowner of the southern portion is seeking redevelopment through rezoning.

As per the Joint Use Agreement, the City had the opportunity to purchase both the northern and southern portions, but opted not to. Without the St. Andrew field and taking into account the future Charles Camsell Hospital redevelopment and associated park space, the neighborhood still exceeds current standards for park space.

SITE AND SURROUNDING AREA

The site is located on the northeast corner of 128 Street NW and 113 Avenue NW and is currently being used as open space, though privately owned. The site is predominantly surrounded by single detached housing, with the exception of land to the north which is used as a school and associated open space.

Beyond the site's immediate surroundings, notable amenities include commercial and retail services along 124 Street NW, located three blocks to the east, and the Westmount Shopping Centre, located five blocks to the west. The site also has suitable access to alternative modes of transportation including frequent bus service along 114 Avenue NW, located one block to the north, and a bike lane located along 127 Street NW, located one block to the east.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(US) Urban Services Zone	Open space
CONTEXT		
North	(US) Urban Services Zone	School
East	(RF3) Small Scale Infill Development Zone	Single detached housing
South	(RF3) Small Scale Infill Development Zone	Single detached housing
West	(RF3) Small Scale Infill Development Zone	Single detached housing



LOOKING NORTHEAST FROM 128 STREET NW



LOOKING SOUTHEAST FROM 128 STREET NW

PLANNING ANALYSIS

THE WEST INGLE AREA REDEVELOPMENT PLAN (ARP)

The West Ingle ARP is in effect for this area and designates this site as being appropriate for “Infill & Small Lot Housing” which it associates with the (RF3) Small Scale Infill Development Zone. When the ARP was written, the RF3 Zone only allowed row housing and apartment housing up to 4 dwellings on a site, regardless of site size. Today’s version of the RF3 Zone would allow more density, up to 17 Dwellings on a site of this size.

LAND USE COMPATIBILITY

The purpose of the current US Zone is to allow for publicly and privately owned facilities of an institutional or community service nature, such as public parks, community recreation services and schools.

The purpose of the proposed RF5 Zone is to allow for ground oriented housing. As the West Ingle ARP designates this site as being appropriate for the RF3 Zone, a comparison is provided below between all three zones. As indicated by the chart, the key differences between the RF3 Zone and the RF5 Zone are marginal increases in height and site coverage and a decrease in minimum site area which yields a slightly higher density.

Zoning Comparison Chart			
	Current: US	Comparable: RF3 + MNO	Proposed: RF5 + MNO
Min. Density	-	-	35 Dwellings / ha
Minimum Site Area / Dwellings*	-	150 m ² approx. 17 Dwellings	125 m ² approx. 20 Dwellings
Max. Height	10.0 m	8.9 m	10.0 m
Max. Site Coverage	-	45%	52%
Min. North Setback (MAC School Site)	4.5 m	2.0 m	2.0 m
Min. East Setback (laneway)	7.5 m	40% of Site Depth approx. 17 m	1.2 m

The impacts produced by the additional height and site coverage permissions allowed under the proposed RF5 Zone are mitigated in large part due to the site not sharing property lines with any residential uses. This is a unique circumstance, especially for a site located within the interior of a residential neighborhood, where there is typically at least one property line that is abutting a residential land use. As a result, impacts that are typically of concern from residential landowners who share a property line with a site that is being considered for an upzoning such as reduced privacy, shadowing and/or noise are either not present or significantly reduced.

The site is surrounded on three of its four sides by road right-of-way: 128 Street NW to the west, 113 Avenue NW to the south and the rear lane to the east. 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.

As the site does share its northern property line with a school site, there will be shadow impacts produced by the additional height on the school's field during the mornings and afternoons throughout the year. Though not ideal, it's important to note that similar shadow impacts would also be present if this application were to follow direction from the West Ingle ARP and pursue the RF3 Zone (max. height 8.9 metres).

To mitigate some of these shadow impacts, the RF5 Zone requires that the building be setback a minimum of 2.0 metres from the northern property line which will keep the building further away from the school's field. The RF5 Zone also requires that any development within the rear 40% of the site be no taller than 6.5 metres which will help further reduce the extent of the shadow impacts, both on the school's field and the single detached housing across the lane to the east.

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 proximity to amenities that are within walking distance which include:

- Commercial and retail services which are available along the eastern and western edges of the neighborhood;
- frequent transit service and a bike lane, both within one block from the site; and
- School/park sites such as the Inglewood and Westmont school sites as well as a large linear park that runs the span of the neighborhood's eastern edge.

RESIDENTIAL INFILL GUIDELINES

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 arterial roadways. Though not in conformance with the locational suggestion of the RIGs, there are several existing neighborhood conditions for Inglewood that are not considered by the RIGs and are worthy of consideration in the context of this rezoning application.

In general, the RIGs assume that the interior of neighborhoods are made up of predominantly low density development or that of single detached housing, which is not the case for Inglewood. First, much of the interior of Inglewood is zoned RF3 which allows for multi-unit housing (row housing) on corner sites and anywhere mid-block. In other words, much of Inglewood can already be developed for row housing, albeit at a smaller scale than what is allowed under the proposed RF5 Zone. Secondly, the interior of the Inglewood neighborhood supports a variety of higher density residential uses, exemplified by sites already zoned (RA7) Low Rise Apartment Zone, (RA9) High Rise Apartment Zone and (DC2) Site Specific Development Control Provisions such as the Camsell Hospital site and the site to its south (currently under construction) which allow for medium and high density residential development (see Figure 1 below).

With the majority of the interior of the Inglewood neighborhood being zoned RF3 and some interior sites zoned for medium and high density forms of residential development, the guidance from the RIGs for a development of this scale at this location has been made effectively obsolete.



Figure 1: Interior sites already zoned for medium and high density development in Inglewood

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE

(for the RA7 application)
December 19, 2019

- Number of recipients: 77
- 6 responses received
- Number of responses in support: 0
- Number of responses with concerns: 6
- Concerns heard were:
 - o Additional traffic in the neighborhood

	<ul style="list-style-type: none"> o An increase in on-street parking which is already at a premium in the neighborhood o the neighborhood is already providing enough density o the loss of neighborhood greenspace which is a critical amenity for the wellbeing of people living in denser neighborhoods like Inglewood o the neighborhood is already experiencing enough infill development from small scale infill to larger infill projects such as the Camsell Hospital redevelopment o no certainty that this building will be eco-friendly o concern that this will be a condominium o the rezoning application should comply with direction of the West Ingle ARP
ADVANCE NOTICE (for the RF5 application) March 6, 2020	<ul style="list-style-type: none"> • Number of recipients: 77 • 4 responses received • Number of responses in support: 0 • Number of responses with concerns: 4 <ul style="list-style-type: none"> o Concerns, as outlined above with regards to the previous RA7 application, remain the same with the RF5 application
WEBPAGE	<ul style="list-style-type: none"> • edmonton.ca/inglewood

The Inglewood Community League (ICL) Board provided a letter to City Administration stating that the direction of the West Ingle ARP should be followed whereby the RF3 Zone would be the appropriate zone for this site. Moreover, the ICL Board also noted that the loss of green space that would come as a result of this rezoning application would be detrimental to the existing school to the north.

City Administration also received a letter of non-support from the MAC Islamic School (MIS) who are the landowner and operator of the private school directly north of this site. Concerns outlined by the MIS include the loss of field space for their students, the loss of space for their facility expansion, the loss of a central location for the community to gather and decreased safety for the students as a result of increased parking and traffic congestion. The MIS also noted concerns over the City's communication while it was exploring its option of purchasing the land pursuant to the Joint Use Agreement. The City opted not to purchase the land.

CONCLUSION

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment & Rezoning
Bylaw / Charter Bylaw:	19204 & 19205
Location:	Northeast corner of 128 Street NW and 113 Avenue NW
Address:	11315 - 128 Street NW
Legal Description(s):	Lots 17-20, Block 5, Plan RN60
Site Area:	2,600 m ²
Neighbourhood:	Inglewood
Notified Community Organization:	Inglewood Community League
Applicant:	Dialog

PLANNING FRAMEWORK

Current Zone:	(US) Urban Services Zone
Proposed Zone and Overlay:	(RF5) Row Housing Zone Mature Neighborhood Overlay
Plan in Effect:	West Ingle Area Redevelopment Plan
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Stuart Carlyle
Tim Ford
Development Services
Planning Coordination