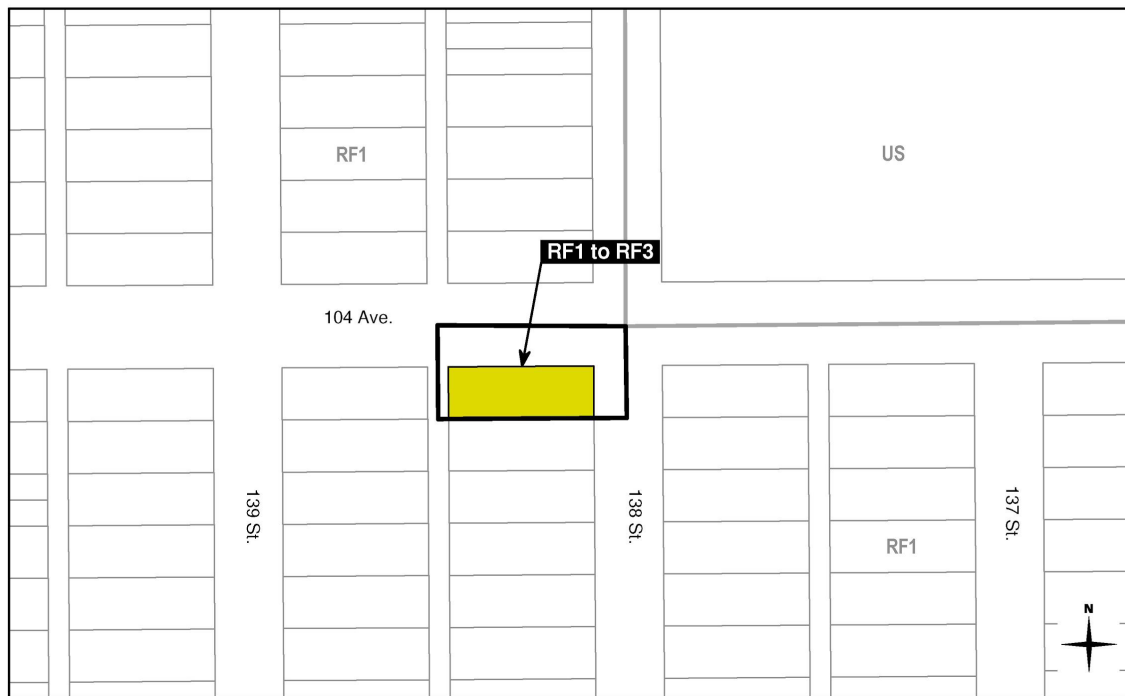




## ADMINISTRATION REPORT **REZONING APPLICATION** GLENORA

### 10342 - 138 Street NW

To allow for low density infill development.



### RECOMMENDATION AND JUSTIFICATION

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

- provides the opportunity for increased density and housing choice in the Glenora community;
- is located in close proximity to transit service;
- provides sensitive transitions and setbacks to adjacent properties; and
- is located on a corner lot, where row housing developments are generally supported under the RF3 Small Scale Infill Development Zone.

## THE APPLICATION

1. CHARTER BYLAW 19200 to amend the Zoning Bylaw to rezone the subject site from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone. The stated intent of the applicant is to develop Row Housing.

Administration previously received a rezoning application on the subject site proposing the (RF5) Row Housing Zone. This application was presented to City Council under Charter Bylaw 19053 at the Public Hearing on November 4, 2019 and was refused. The current application, proposing the (RF3) Small Scale Infill Development Zone, addresses Administration's prior concerns regarding the increased height and reduced setback as would have been permitted under the RF5 Zone.

## SITE AND SURROUNDING AREA

The site area is approximately 650 m<sup>2</sup> and consists of one standard sized lot. It is in the interior of the Glenora Neighbourhood, on the corner of 138 Street and 104 Avenue. The corner lot, with lane access, is adjacent to a single detached house to the south. Currently occupying the site is a single detached house. The site is located about a block and a half from Stony Plain Road NW, which is a current transit route and future LRT route. Two future LRT stops are located within 650 metres walking distance from the site.



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(RF1) Single Detached Residential Zone	Single Detached Housing
<b>CONTEXT</b>		
North	(RF1) Single Detached Residential Zone	Single Detached Housing
East	(RF1) Single Detached Residential Zone	Single Detached Housing
South	(RF1) Single Detached Residential Zone	Single Detached Housing
West	(RF1) Single Detached Residential Zone	Single Detached Housing



VIEW LOOKING SOUTHWEST, FROM 104 AVENUE NW



VIEW LOOKING WEST, FROM 138 STREET NW

## PLANNING ANALYSIS

The stated intent of the applicant is to develop a Row Housing development under the setbacks and height as prescribed under the (RF3) Zone and the Mature Neighbourhood Overlay.

### LAND USE COMPATIBILITY

The site is within the Mature Neighborhood Overlay (MNO) which is designed to ensure that infill development, such as Row Housing, is sensitive to its surrounding context. The regulations that control built form in the RF3 Zone, with the regulations of the MNO, are largely the same as those of the RF1 Zone. Front and rear setback requirements in both zones are the same, the maximum height in both zones is 8.9 metres. However, the RF3 Zone requires a more sensitive interior setback of 3.0 metres while the RF1 zone requires only 1.2 metres.

The RF3 Zone allows a higher site coverage than the RF1 Zone, but on this particular site the size of the building will be constrained by setback requirements, resulting in similar allowable built form to an RF1 development. The proposed zone will allow the division of the building into additional, smaller units. The land use activities that will be allowed on the site are residential in nature, and the same as those allowed in the RF1 Zone. The transition provided by the proposed zone to the single detached house to the adjacent west of the subject property is considered appropriate.

The proposed RF3 Zone would allow the opportunity for increased housing choice in the Glenora neighbourhood. According to the 2016 Municipal Census, there were five row housing units in Glenora, as compared to 1155 single detached houses and 387 apartment units.

## **RESIDENTIAL INFILL GUIDELINES (RIGs)**

These guidelines contain policies meant to ensure that infill developments are contextually respectful and in a sensitive manner within the City's mature neighbourhoods. The RIGs provide guidance as to where particular built form typologies may be most appropriate. According to the RIGs, this location, being a corner site is appropriate for Single Detached, Semi-detached, and Duplex housing. Row Housing is directed to be on sites which are directly across from and facing school or park sites. This site is located across an intersection from the Westminster School and Glenora Park representing a minor deviation from the Guidelines in terms of appropriate locations for Row Housing. Although the application does not comply with the location criteria in RIGs, the regulations of the RF3 Zone will ensure development complies with the built form and design guidelines. Administration is supportive of this sensitive form of Row Housing under the RF3 Zone at corner locations such as the subject site.

## **TECHNICAL REVIEW**

### **DRAINAGE AND UTILITIES**

Following an Infill Site Assessment by Fire Rescue Services, it was concluded that existing on-street fire protection infrastructure is sufficient for development within the RF3 Zone.

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

## **PUBLIC ENGAGEMENT**

The table below summarizes all consultation steps taken and general topics that were discussed.

<b>ADVANCE NOTICE</b> January 17, 2020	<ul style="list-style-type: none"><li>• Number of recipients: 27</li><li>• Number of responses: 0</li></ul>
<b>WEBPAGE</b>	<a href="http://edmonton.ca/glenora">edmonton.ca/glenora</a>

## **CONCLUSION**

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

## **APPENDICES**

- 1 Residential Infill Guidelines Analysis
- 2 Application Summary



## RESIDENTIAL INFILL GUIDELINES ANALYSIS

This application was reviewed for conformance to the recommendations for (E8) Row Housing (up to 5 units), based on the stated applicant intent and absence of an overarching area plan. A breakdown is provided indicating if a particular guideline is met or not.

### LOCATION AND DISTRIBUTION

Guideline	Conformance	Planner Comments
<p>Small Scale Row Houses of five units or less may be located:</p> <ul style="list-style-type: none"> <li>a. On the edges of the neighbourhood, where the block face fronts onto an arterial or service road;</li> <li>b. On lots that flank onto an arterial or service road, providing that frontage on the primary local street does not exceed 30 metres.</li> <li>c. Directly across from and fronting neighbourhood school or park sites, except in neighbourhoods where there is a large site within the interior of the neighbourhood that may be redeveloped to include row housing or where zoning for low rise apartments already extends one block or more beyond the perimeter arterials into the interior of the neighbourhood;</li> <li>d. On sites flanking commercial sites and apartments;</li> <li>e. On corner sites in neighbourhoods that are zoned RF3;</li> <li>f. On large sites within mature neighbourhoods for which comprehensive plans have been prepared.</li> </ul>	<b>No</b>	<p>The proposal is located in the interior of the neighbourhood along two local roads.</p> <p>The proposed site is located across the corner from Westminster School, but not across the street.</p> <p>The site is surrounded by single detached residential in all four directions.</p>
All Row House units should have direct access to a lane or	<b>Yes</b>	The site abuts a lane to the rear (west).

service road from which parking can be accessed.		
Small Scale Row Houses should not front onto a flanking street, except where the flanking street is an arterial roadway or service road	<b>No</b>	The proposal is abutting two local roads and is proposed to front the flanking street (104 Avenue NW)

## BUILT FORM AND DESIGN

Guideline	Conformance	Planner Comments
<p>To minimize visual impact on and maximize integration with the existing neighbourhood Small Scale Row Houses should:</p> <p>a. Incorporate fundamental design elements and proportions found within the neighbourhood; and,</p> <p>b. Be constructed with durable, quality materials which are similar or complimentary to those found within the neighbourhood.</p>	<b>Partial</b>	<p>The RF3 Zone allows for sensitive setbacks of 3.0 m from the interior lot line and 2.0 m from the exterior lot line. Additionally, the height will follow the 8.9 m as prescribed in the MNO.</p> <p>Individual design elements and construction materials used are not under the purview of the rezoning application for this proposal.</p>
Building mass should be arranged to minimize shadowing and to optimize access to sunlight on adjacent properties.	<b>Yes</b>	The MNO prescribes a maximum height of 8.9 m.
Privacy of adjacent dwellings should be maintained through careful placement of windows, doors and patios.	<b>Yes</b>	The MNO requires side windows to be located to reduce overlook and direct sight lines into adjacent properties.
<p>Façades should be designed to articulate the individual units in keeping with surrounding single detached character. This may be accomplished by:</p> <p>a. Using a three dimensional recess or projection that highlights</p>	<b>Yes</b>	Facade articulation requirements provided in the Mature Neighborhood Overlay (MNO) are structured to address signifying individual unit separation.

the identity of the individual units at the point where dwelling units are separated internally; and,  b. Using entrance features, roofline features, or other architectural elements.		
Total building length for a Small Scale Row House development should not exceed 48 metres.	<b>Yes</b>	Lot dimensions, setback, and coverage requirements limit development from reaching the maximum permitted length.
Each unit should have individual front door access to the street.	<b>Yes</b>	The RF3 zone requires ground floor dwellings to have entrance doors that face a public roadway.
Row Housing units that are developed on flanking lots should be designed to “address” both the flanking and fronting streets.	<b>N/A</b>	Individual design elements are not under the purview of the rezoning application for this proposal.

## **SITE DESIGN AND STREETScape**

<b>Guideline</b>	<b>Conformance</b>	<b>Planner Comments</b>
The site should be landscaped in accordance with an approved Landscape Plan.	<b>Yes</b>	Landscape Plans are required under Section 55 of the Zoning Bylaw.
The Landscape Plan should:  a. Include an assessment of mature trees on the site; and,  b. Provide for their retention to the greatest extent possible.	<b>Yes</b>	Landscape Plan content requirements are provided under Section 55 of the Zoning Bylaw.

The site design should contribute to the privacy of adjacent homes through the use of fencing, screening and landscaping.	<b>Yes</b>	Fencing, screening, and privacy requirements are provided under Section 49 of the Zoning Bylaw.
All Small Scale Row Houses should be oriented toward the primary fronting street.	<b>No</b>	Orientation of the proposal is facing 104 Avenue, the flanking street.
Where Row Housing is developed on flanking lots, the lot should have an adequate width (min. 20m) to provide each unit with a private outdoor amenity area, and to maintain privacy and sunlight on the adjacent property	<b>No</b>	Lot width was measured to be at approximately 15.24m, short of the suggested 20m minimum.
A generally similar unit form should not be repeated more than five times on a block front.	<b>Yes</b>	As there are no other row housing units along this block, the form shall not be repeated.
Private outdoor amenity space, preferably located at the rear of the unit, should be available to all units.	<b>Partial</b>	Amenity space is provided for under Section 46 of the Zoning Bylaw. Orientation of the amenity space under Section 46 is not required to be provided at the rear of the unit.
Minimum setbacks and yard requirements should not be relaxed next to arterials.	<b>N/A</b>	<p>The proposed location is not situated next to arterial streets.</p> <p>The proposal is required to adhere to minimum setback and yard requirements as outlined in the (RF3) Zone and Mature Neighborhood Overlay (MNO).</p>



## PARKING

Guideline	Conformance	Planner Comments
Sufficient onsite parking should be provided for all units as required by the Zoning Bylaw	Yes	Parking requirements are provided for under Section 54 of the Zoning Bylaw.
Parking should be accessed from the adjacent lane	Yes	Mature Neighborhood Overlay (MNO) requirements stipulate parking access to occur from the adjacent (rear) lane.
Parking should be provided at the rear of the building.	Yes	Mature Neighborhood Overlay (MNO) requirements stipulate parking access to occur from the adjacent (rear) lane.  Section 45 of the Zoning Bylaw prohibits vehicle storage at the front under the parameters established by the MNO requirements.
A parking garage should not exceed 12 metres in width.	N/A	Specific accessory building design requirements are not under the purview of the rezoning application for this proposal.  Accessory building coverage is required to adhere to the maximum site coverage parameters established under the (RF3) Zone.

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19200
Location:	Southwest corner of 104 Avenue NW and 138 Street NW
Address:	10342 - 138 Street NW
Legal Description:	Lot 10, Block 96, Plan 3875P
Site Area:	650 m <sup>2</sup>
Neighbourhood:	Glenora
Notified Community Organizations:	Glenora Community League
Applicant:	Situate

### PLANNING FRAMEWORK

Current Zone and Overlay:	(RF1) Single Detached Residential Zone (MNO) Mature Neighborhood Overlay
Proposed Zone and Overlay:	(RF3) Small Scale Infill Development Zone (MNO) Mature Neighborhood Overlay
Plan in Effect:	None
Historic Status:	None

Written By:  
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