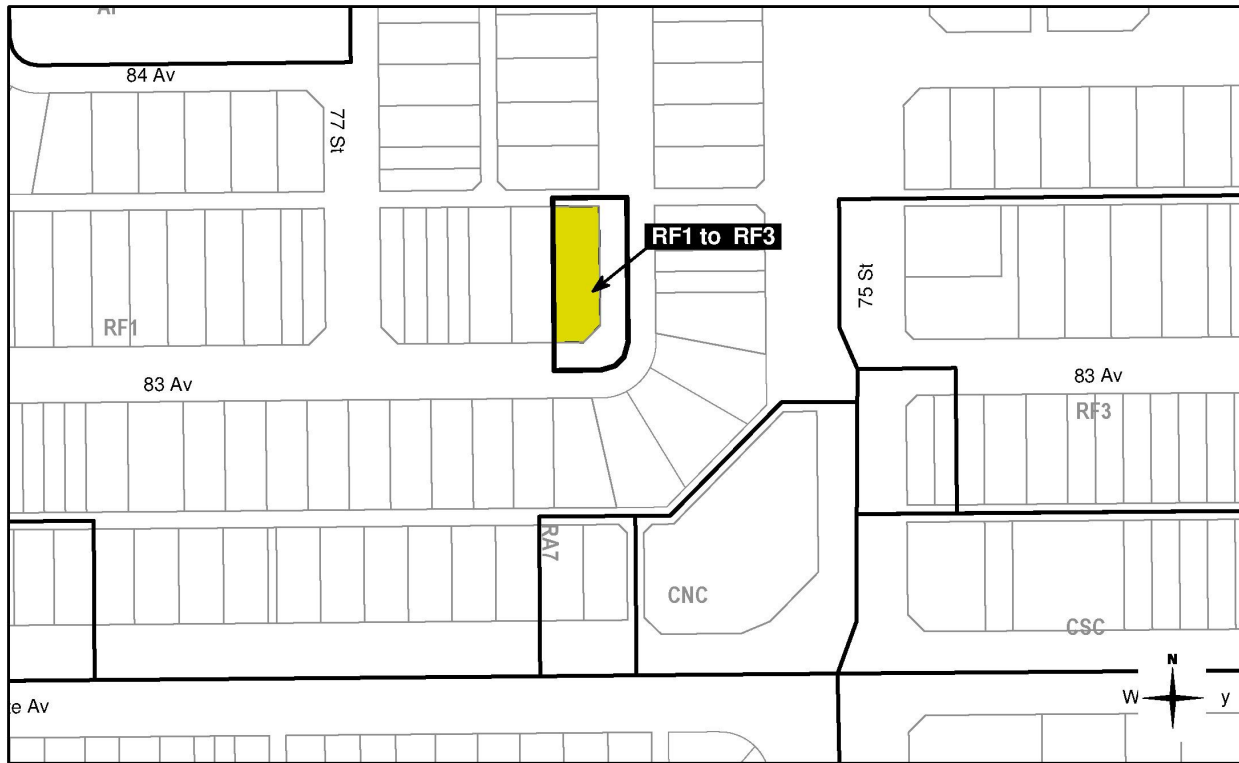




ADMINISTRATION REPORT **REZONING APPLICATION** IDYLWYLDE

7604 - 83 Avenue 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 Idylwylde 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 19055 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.

This application was previously presented to City Council at the Public Hearing on November 4, 2019 as a proposal to rezone the subject site to (RF5) Row Housing Zone. At that Public Hearing, the following motion was passed:

"That Item 3.9 and Charter Bylaw 19055 be referred to Administration, to work with the applicant, to conduct public engagement, and return to a future City Council Public Hearing with alternate zoning."

This revision addresses Administration's concerns over the increased height and reduced setback as would have been permitted under the RF5 Zone.

SITE AND SURROUNDING AREA

The site area is approximately 805 m² and consists of one standard sized lot with an existing single detached house. It is in the interior of the Idylwyld Neighbourhood, on the corner of 76 Street and 83 Avenue. The corner lot, with lane access, is adjacent to a single detached house to the west. The site is located approximately 400 metres walking distance to Whyte Avenue and 260 metres walking distance to 75 Street NW, both of which are current transit routes. These streets will be frequent transit corridors under the proposed 2020 Bus Network Redesign.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF1) Single Detached Residential Zone	Single Detached Housing
CONTEXT		
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 NORTHWEST, FROM 83 AVENUE NW



VIEW LOOKING WEST, FROM 76 STREET NW

PLANNING ANALYSIS

SOUTHEAST AREA PLAN

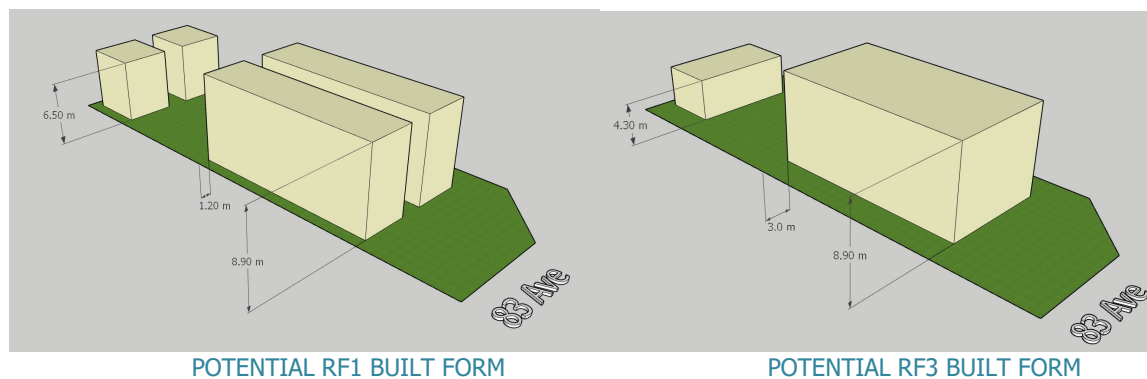
The Southeast Area Plan, which is non-statutory, includes guidance for the Idylwylde Neighbourhood. Policy 5.2.C.1. of the Plan prescribes that proposed and existing multiple family development will be located at the periphery of neighbourhoods, along arterial and transit routes. The plan identifies Row Housing to be a form of multiple family development. An amendment to the plan by resolution is included for Council's consideration, to exempt this site from needing to meet this policy.

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 RF3 Zone will allow the division of the building into additional, smaller units. As well, Single Detached Housing could have Garden Suites in the RF1 Zone that are 6.5 metres in height whereas a garage in the RF3 Zone associated with Multi-unit Housing could only be 4.3 m in height.

	Current RF1 - Single Detached Housing	Proposed RF3 - Multi-Unit Housing
<u>Principal Building</u>		
Height	8.9 m	8.9 m
Front Setback	Determined based on adjacent front setback	Determined based on adjacent front setback
Interior Side Setback	1.2 m	3.0 m
Flanking Side Setback	1.2 m	2.0 m
Rear Setback	14.6 m	14.6 m
<u>Garage/Garden Suite</u>		
Height	6.5 m	4.3 m
Interior Side Setback	1.2 m	0.9 m
Flanking Side Setback	1.2 m	2.0 m
Rear Setback	1.2 m	1.2 m



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 RF3 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 Idylwylde neighbourhood. According to the 2016 Municipal Census, there were no row housing units in Idylwylde, as compared to 564 single detached houses and 367 apartment units. Increasing housing choice in the neighbourhood would contribute to creating a more vibrant community where housing options are more plentiful.

RESIDENTIAL INFILL GUIDELINES (RIGs)

These guidelines contain policies meant to ensure that infill developments are contextually respectful and sensitive 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, Row Housing is directed to be on sites which are directly across from and facing school or park sites. There are no schools or parks existing within the direct vicinity of the proposed development and therefore, this application does not comply with the Guidelines. 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 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.

ADVANCE NOTICE (for the UCRH application) July 12, 2019	<ul style="list-style-type: none"> ● Number of recipients: 35 ● Number of responses in support: 0 ● Number of responses with concerns: 16 ● Common comment themes: <ul style="list-style-type: none"> - Concerned about location, height, density, and privacy of neighbouring properties - Uncharacteristic with surrounding homes and neighbourhood context - Does not align with Southeast Area Plan or MNO - Concerned about sun/shadow impacts - Concerned about parking and traffic - Concerned about loss of mature trees - Concerned about noise impacts from additional dwellings on site - Further increases to property taxes - Impacts on property values - Concerned about ongoing construction
--	---

	<ul style="list-style-type: none"> - Development would not be family or elderly friendly - Would not benefit the neighbourhood - Concerned about safety impacts on pedestrians and cyclists - This type of development will set precedent for future developments - Concerned about construction materials and pollution being left behind - Concerned about conflicts with previous infill developers in area - Site should remain as RF1
ADVANCE NOTICE (for the RF5 application) August 12, 2019	<ul style="list-style-type: none"> • Number of recipients: 34 • Number of responses in support: 1 • Number of responses with concerns: 7 • Common comment themes: <ul style="list-style-type: none"> - Concerned about location, height, and density - Uncharacteristic with surrounding homes and neighbourhood context - Concerned about traffic and parking - Further increases to property taxes - Impacts on property values - Would not benefit the neighbourhood - Site should remain as RF1 - Row housing and medium density housing is important to the city and the community
ADVANCE NOTICE (for the RF3 application) December 20, 2019	<ul style="list-style-type: none"> • Number of recipients: 34 • Number of responses in support: 0 • Number of responses with concerns: 4 • Common comment themes: <ul style="list-style-type: none"> - Concerned about building size and density - Concerns about privacy, noise, and sunlight - Does not meet Residential Infill Guidelines - Does not follow the Southeast Area Plan - Traffic and parking impacts, corner is difficult to get around - Impact on property values - RF1 is more appropriate • An in-person meeting was held with two neighbouring property owners on January 17, 2020
WEBPAGE	edmonton.ca/idylwylde

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 the Southeast 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"> a. On the edges of the neighbourhood, where the block face fronts onto an arterial or service road; b. On lots that flank onto an arterial or service road, providing that frontage on the primary local street does not exceed 30 metres. 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; d. On sites flanking commercial sites and apartments; e. On corner sites in neighbourhoods that are zoned RF3; f. On large sites within mature neighbourhoods for which comprehensive plans have been prepared. 	No	<p>The proposal is located in the interior of the neighbourhood along two local roads.</p> <p>The proposed site is not within the vicinity of a school or park.</p> <p>The site is surrounded by single family homes in all directions.</p>
All Row House units should have direct access to a lane or	Yes	The site abuts a lane to the rear (north).

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	No	The proposal is abutting two local roads and is proposed to front the flanking street (76 Street 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>	Partial	<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.	Yes	The MNO prescribe a maximum height of 8.9 m.
Privacy of adjacent dwellings should be maintained through careful placement of windows, doors and patios.	Yes	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>	Yes	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.	Yes	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.	Yes	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.	N/A	Individual design elements are not under the purview of the rezoning application for this proposal.

SITE DESIGN AND STREETScape

Guideline	Conformance	Planner Comments
The site should be landscaped in accordance with an approved Landscape Plan.	Yes	Landscape Plans are required under Section 55.4 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.	Yes	Landscape Plan content requirements are provided under Section 55.4 of the Zoning Bylaw.

The site design should contribute to the privacy of adjacent homes through the use of fencing, screening and landscaping.	Yes	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.	No	Orientation of the proposal is facing 76 Street NW, 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	No	Lot width was measured to be at approximately 16.76m, short of the suggested 20m minimum.
A generally similar unit form should not be repeated more than five times on a block front.	Yes	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.	Partial	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.	N/A	<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 and Resolution to Amend the Southeast Area Plan
Charter Bylaw:	19055
Location:	Northwest corner of 83 Avenue NW and 76 Street NW
Address:	7604 - 83 Avenue NW
Legal Description:	Lot 28, Block 13, Plan 4892HW
Site Area:	805 m ²
Neighbourhood:	Idylwylde
Notified Community Organizations:	Idylwylde 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:	Southeast Area Plan
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Jeff Booth
Tim Ford
Development Services
Planning Coordination