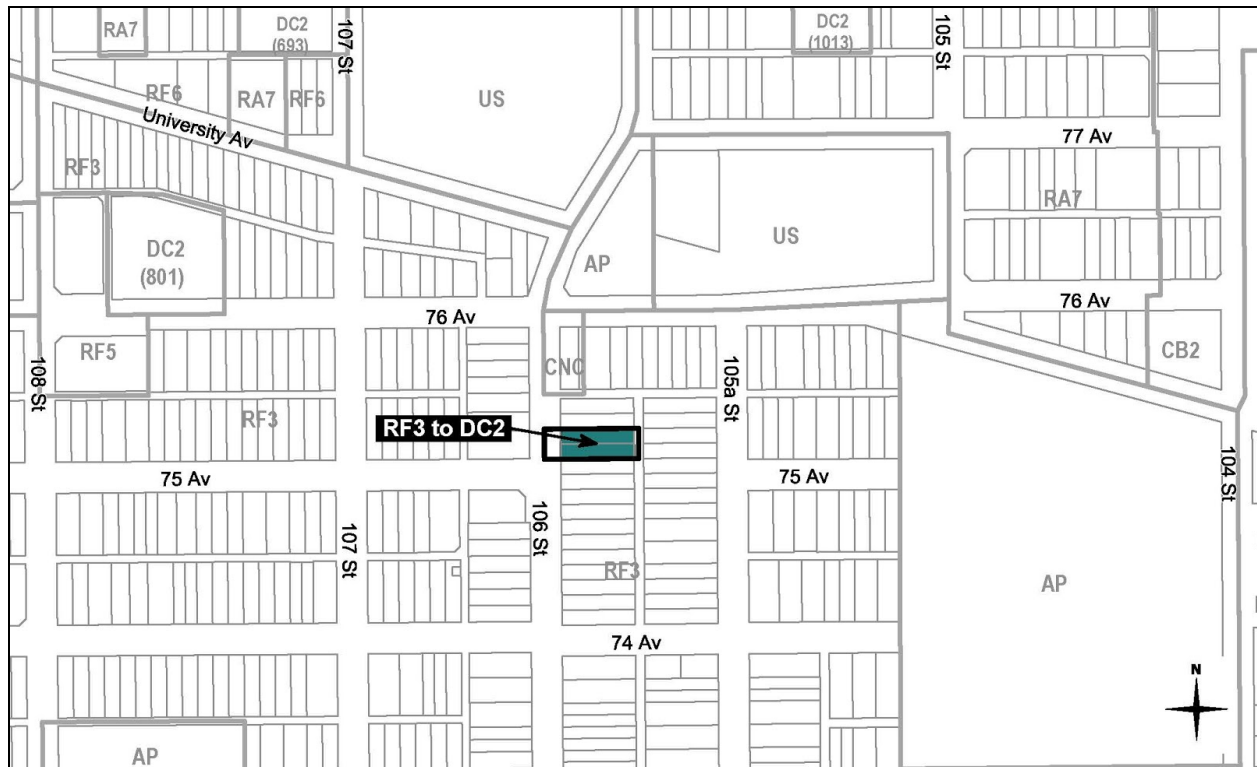




ADMINISTRATION REPORT **REZONING** QUEEN ALEXANDRA

7505 - 106 Street NW

To allow for an addition to an existing low rise apartment building.



RECOMMENDATION AND JUSTIFICATION

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

- it allows for a modest increase in density at an appropriate location in support of residential infill in a core neighbourhood; and
- the proposed DC2 Provision includes regulations to ensure the addition fits sensitively on the site and mitigates potential impacts on the surrounding properties.

THE APPLICATION

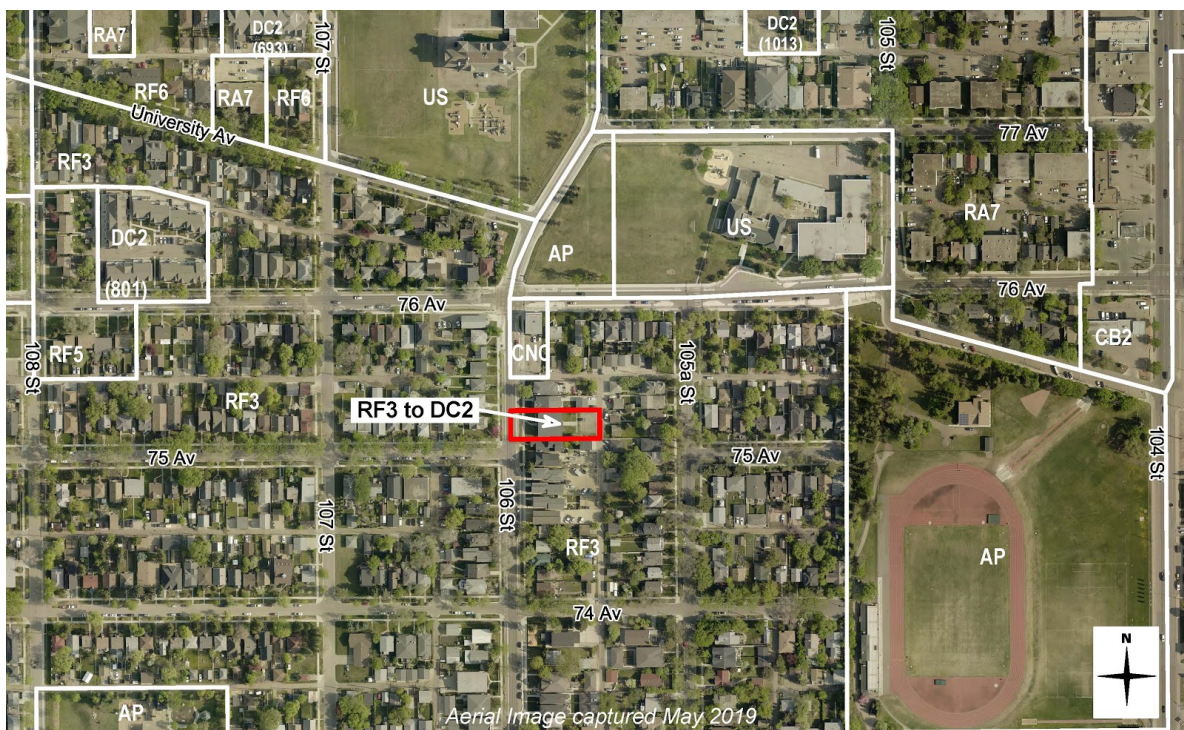
1. CHARTER BYLAW 19188 to amend the Zoning Bylaw from the (RF3) Small Scale Infill Development Zone with the Mature Neighbourhood Overlay to a (DC2) Site Specific Development Control Provision.

The proposed DC2 Provision would allow for an addition to the rear of the existing apartment building that would add three dwellings to the site for a total of seven. The height and setbacks of the addition are proposed to follow the Mature Neighbourhood Overlay, with the exception of the rear setback which would be reduced from 18.9 metres to 13.0 metres to accommodate the building expansion.

SITE AND SURROUNDING AREA

The site is located a half block south of the intersection of 106 Street NW and 76 Avenue NW. Both of these are collector roads with separated bike lanes, transit service and the corner contains a small scale commercial building, making this a locally important neighbourhood node in Queen Alexandra. It is within walking distance of three schools and associated open spaces, including Rollie Miles Athletic Park, as well as the commercial core of Old Strathcona.

The site is zoned (RF3) Small Scale Infill Development Zone and contains a 2 storey apartment building with 4 dwellings built in 1974. All of the immediately surrounding properties are zoned (RF3) Small Scale Infill Development Zone and contain Single Detached Housing.



AERIAL VIEW OF APPLICATION AREA



VIEW OF SITE LOOKING EAST FROM 106 STREET NW



VIEW OF SITE LOOKING WEST FROM REAR LANE

PLANNING ANALYSIS

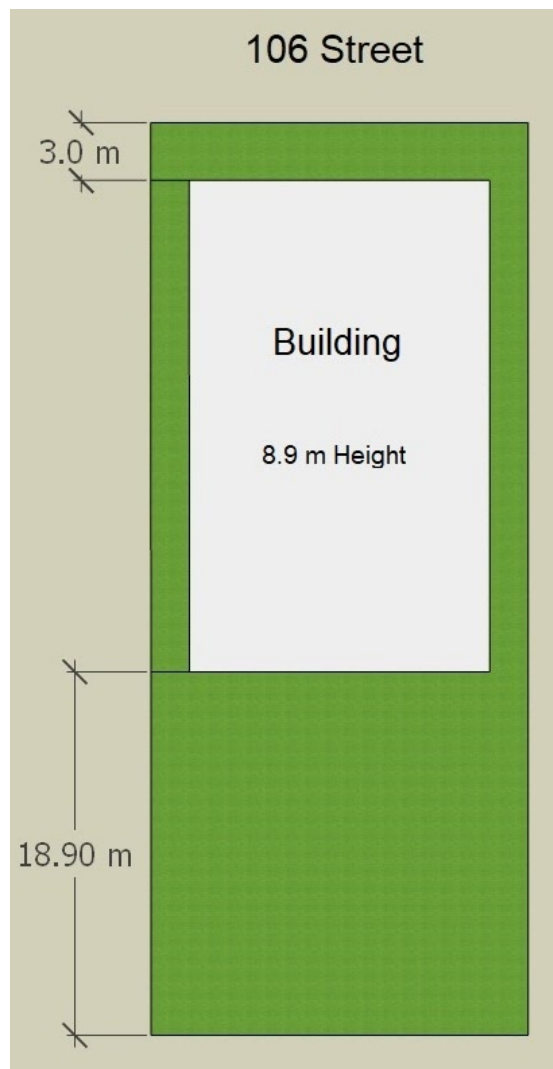
The proposed changes from the RF3 Zone to the DC2 Provision are relatively minor. The only additional Use in the DC2 Provision not found in the RF3 Zone is Live Work Units which are considered compatible with the surrounding residential uses. As shown in the table below, one extra dwelling is proposed, but the site layout and built form of the DC2 Provision is very similar to what could be built on a site of this size in the RF3 Zone.

<u>Regulation</u>	<u>RF3 + MNO</u>	<u>Proposed DC2</u>
Height	8.9 m	8.9 m
FAR	N/A	1.0
Density	6 dwellings	7 dwellings
Site Coverage	45%	43% (approximately)
Front Setback	3.0 m - 5.8 m	9.0 m
Rear Setback	18.9 m	13.0 m
Side Setbacks	2.0 m	1.9 m - Existing building 2.5 m - Addition
Stepbacks	None	2.5 m Stepback at 7.0 m in height for north and south facades (sides)

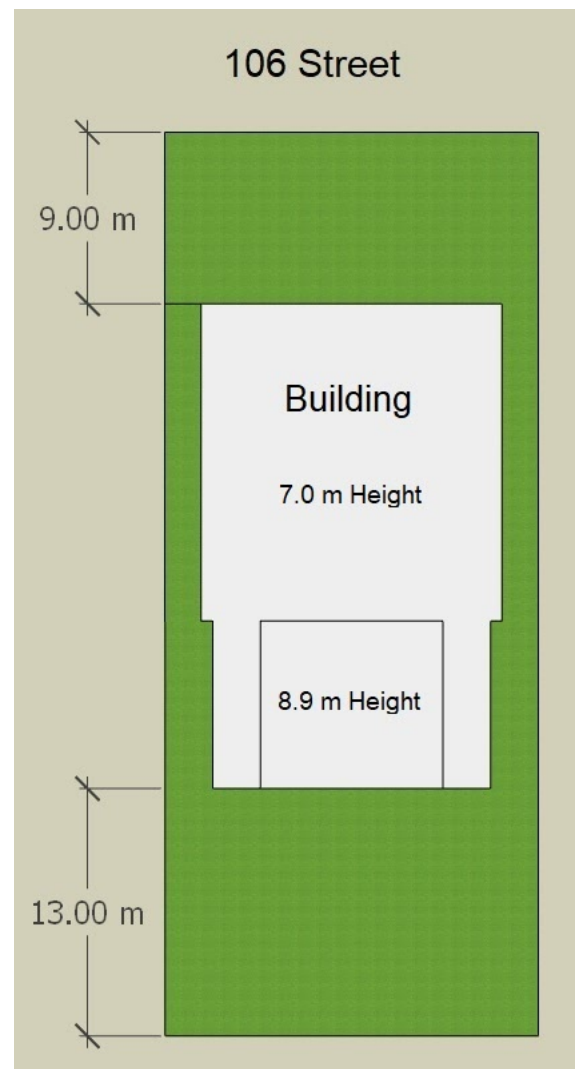
For most basic built form regulations in the above table, the proposed DC2 Provision either matches the current zoning regulation, or the DC2 regulation will lead to a more compatible and sensitive built form. For example, the north and south side setbacks are larger for the

proposed addition than if the addition was pursued in the RF3 Zone and there is a Stepback required for the top of the building that the RF3 Zone would not require.

The massing and site coverage of the building in the current and proposed zones is almost the same. The main difference is where the building is located on the site. In the proposed DC2 Provision, the massing is further to the rear of the site because the existing older apartment building has a 9.0 m front setback, much more than what would be required for a new building in the RF3 Zone today. Below is a comparison of the site plans showing the difference, which is not considered significant.



SITE PLAN - CURRENT RF3 ZONE



SITE PLAN - PROPOSED DC2 PROVISION

The aforementioned setbacks and stepbacks for the addition, combined with DC2 regulations to ensure careful placement of windows and balconies on the addition, help ensure that concerns

related to privacy and overlook into the back yards because of the more rear placement of the massing, are mitigated.

RESIDENTIAL INFILL GUIDELINES

Since there is no statutory plan in effect for this portion of Queen Alexandra, the Residential Infill Guidelines are the primary policy document to reference. Although a 4 dwelling low rise apartment currently exists on the site, the Residential Infill Guidelines would not support a “fourplex” at this location. In a predominantly RF3 Zoned neighbourhood, like Queen Alexandra, a “fourplex” is only recommended on corner sites. Row Housing with over 6 dwellings, Stacked Row Housing and Low Rise Apartments are essentially only recommended along major corridors at the edge of neighbourhoods. However, under the recently revised RF3 Zoning, because of recent Missing Middle Zoning changes, this site could accommodate Multi-unit Housing with up to 6 dwellings. With the majority of the interior of Queen Alexandra being zoned RF3, the guidance from the Residential Infill Guidelines for a development of this scale at this location has been made effectively obsolete.

PUBLIC CONTRIBUTIONS

Although the proposed zone is a (DC2) Site Specific Development Control Provision, the scale of the project is not large enough to trigger the application of City Policy C582 - Developer Sponsored Affordable Housing (minimum project size of 12 dwellings) or City Policy C599 - Community Amenity Contributions (must increase the total floor area by at least 5 percent).

TECHNICAL REVIEW

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

The 6 vehicular parking spaces for the 7 dwellings is considered sufficient given the multimodal transportation opportunities in the immediate area including direct access to a separated bike lane network, transit and the concentration of employment and retail opportunities within walking distance in Old Strathcona.

PUBLIC ENGAGEMENT

ADVANCE NOTICE April 14, 2019	<ul style="list-style-type: none"> ● Number of recipients: 39 ● Number of responses in support: 0 ● Number of responses with concerns: 3 ● Common comments included: <ul style="list-style-type: none"> ○ Height too tall. Should have to follow Mature Neighbourhood Overlay height like the rest of the neighbourhood. ○ Parking spaces need to be accessible from the narrow lane without vehicles
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	<p>damaging fencing/property on the other side.</p> <ul style="list-style-type: none"> o Parking numbers need to be enough and it needs to be hardsurfaced to avoid mud that gets carried over to the road. o Extension of the building to the rear disrupts the pattern of houses and backyards being in generally the same place on sites and creates a wall next to the adjacent backyards.
WEBPAGE	<ul style="list-style-type: none"> • https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/queen-alexandra-planning-applications.aspx

As a result of the feedback received, the applicant revised their design to bring the height down from an originally proposed 10.5 metres to match the 8.9 metres allowed on the surrounding sites under the Mature Neighbourhood Overlay. Efforts were also made to ensure the addition did not create privacy and overlook concerns to backyards and parking spaces were moved a metre in from the lane to ensure they can be more easily turned into.

The Queen Alexandra Community League provided a letter of non-support for the application as it was initially received. When revisions were made to address concerns, Administration reached out to the League again to provide details of the revisions and to see if they felt their concerns (included in the table above) had been addressed. A revised letter was submitted that indicated that while they appreciated the efforts to address their concerns and saw some changes as improvements, they were still not supportive of the proposal. Their primary concern remained the placement of the massing more towards the rear of the site than is typical in the neighbourhood.

CONCLUSION

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

APPENDICES

1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19188
Location:	East side of 106 Street NW, south of 76 Avenue NW
Address:	7505 - 106 Street NW
Legal Description:	Lots 37 - 38, Block 48, Plan I25
Site Area:	929.3 m ²
Neighbourhood:	Queen Alexandra
Notified Community Organizations:	Queen Alexandra Community League Central Area Council of Community Leagues
Applicant:	Associated Engineering Alberta Ltd.

PLANNING FRAMEWORK

Current Zone and Overlay:	(RF3) Small Scale Infill Development Zone Mature Neighbourhood Overlay
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plans in Effect:	None
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Andrew McLellan
Tim Ford
Development Services
Planning Coordination