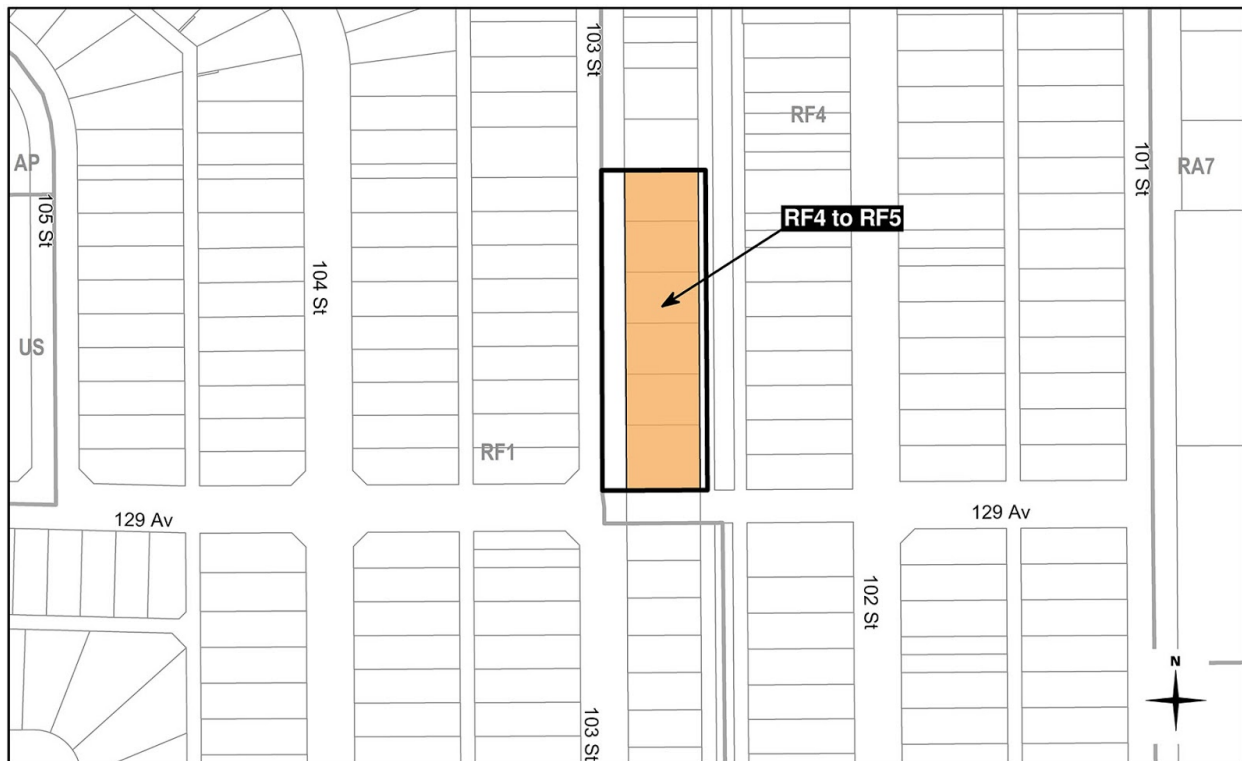




## ADMINISTRATION REPORT **REZONING** LAUDERDALE

### **12903, 12909, 12913, 12917, 12921 & 12925 - 103 STREET NW**

To allow for multi-unit housing.



### **RECOMMENDATION AND JUSTIFICATION**

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

- is appropriately located on a larger site at the intersection of two collector roads and adjacent to a public utility lot;
- provides housing diversity in the Lauderdale neighbourhood; and
- is compatible with surrounding development.

## THE APPLICATION

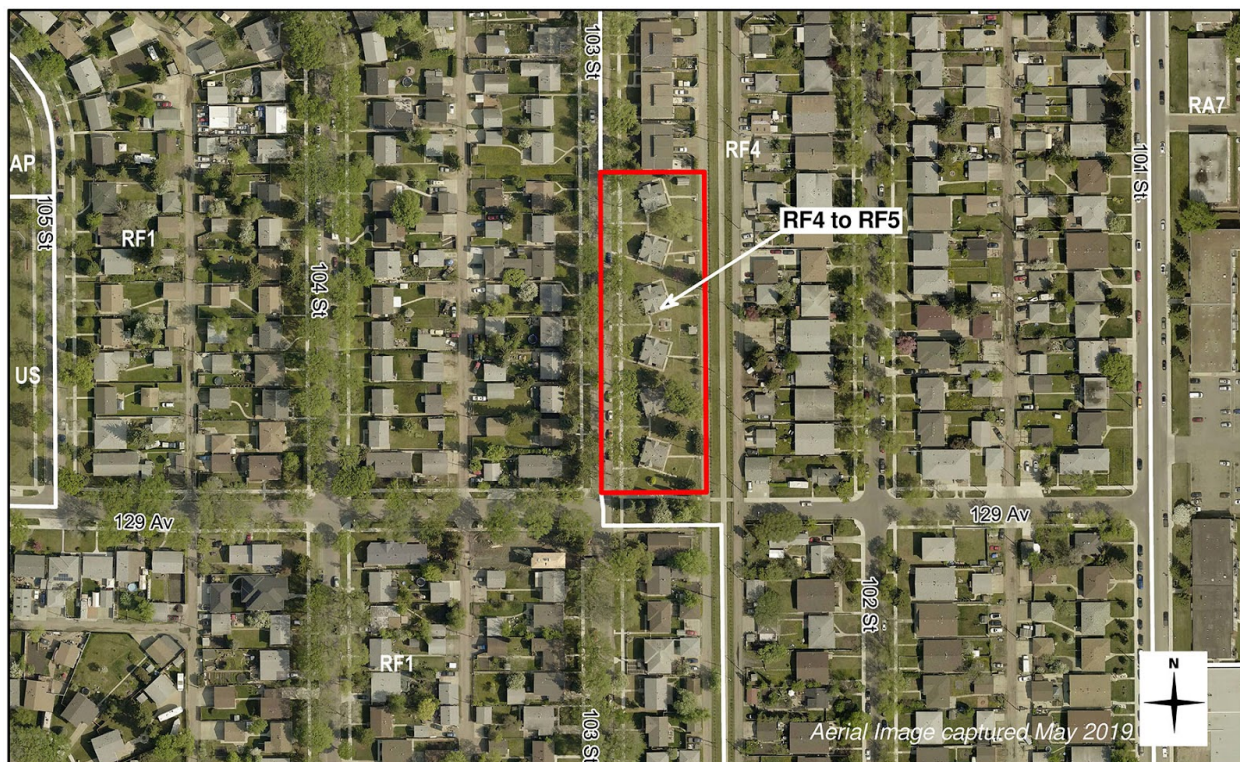
1. CHARTER BYLAW 19416 to rezone the site from (RF4) Semi-detached Residential Zone to (RF5) Row Housing Zone.

The stated intent of the applicant is to develop bungalow-style row housing at the north and south ends of the site, with multi-unit style housing in the centre of the site. The development is intended to be geared toward seniors.

## SITE AND SURROUNDING AREA

The subject site is located at the intersection of 129 Avenue NW and 103 Street NW and is currently occupied by 12 units of semi-detached housing. The portions of these roads directly to the west and south of the site are collector roads. The site is predominantly bordered by single and semi-detached housing, but backs onto a public utility lot and walkway, which in combination with two lanes, provides a significant buffer from the properties to the east. There is also a 14 metre wide utility lot to the south of the site.

The site is two blocks from Lauderdale Park to the west and three blocks from commercial services on 97 Street NW to the east. 103 Street NW and 129 Avenue NW are both bus routes, and there is easy access to transit on 97 Street NW.



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(RF4) Semi-detached Residential Zone	Semi-detached Housing
<b>CONTEXT</b>		
North	(RF4) Semi-detached Residential Zone	Semi-detached Housing
East	(RF4) Semi-detached Residential Zone	Public Utility Lot/Walkway
South	(RF4) Semi-detached Residential Zone	Utility Lot
West	(RF1) Single Detached Residential Zone	Single Detached Housing



VIEW OF THE SITE LOOKING SOUTHEAST



VIEW OF THE SITE LOOKING NORTHEAST

## 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 19 semi-detached or duplex dwellings. The proposed RF5 Zone allows for multi-unit housing and, based on site size and other development regulations, suggests that this site could accommodate up to 34 principal dwellings.

A comparison of the proposed RF5 zone, the current RF4 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.

<b>Zoning Comparison Chart</b>		
	<b>Current: RF4 + MNO</b>	<b>Proposed: RF5 + MNO</b>
<b>Minimum Density</b>	-	35 Units/Ha
<b>Minimum Site Area/ Max. Dwellings</b>	250.8m2 19 Units	125m2 34 Units

<b>Maximum Height (metres)</b>	8.9	10.0
<b>Minimum Setback - North (metres)</b>	2.0	2.0
<b>Maximum Site Coverage</b>	40-45%	50-52%

## LAND USE COMPATIBILITY

The site consists of 6 interior lots and is bordered on three sides by utility lots and a road right-of-way. These lots and the roadway 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 northern edge which shares a property line with a semi-detached housing unit. A minimum 2.0 m interior side setback would be required adjacent to the semi-detached house to the north. As demonstrated by the table above, this is the same as the setback of the current RF4 Zone. The Mature Neighbourhood Overlay (MNO) will apply to the site, ensuring that development is sensitive in scale and location to adjacent developments. The MNO also requires that platform structures in side and rear yards be screened to help reduce overlook and other privacy issues for the adjacent property. The land use activities that will be allowed on the site are residential in nature, and the same as those allowed in the RF4 Zone. The transition provided by the proposed zone to the semi-detached house to the north of the subject property is considered appropriate.

## 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), 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 three blocks west of the edge of the neighborhood and 97 Street NW, which is an arterial road. Though not in conformance with the locational suggestion of the RIGs, the site is adjacent to two collector roadways. The site also backs onto two lanes and a public utility lot, which together are similar in width to an arterial road and act as an edge and buffer between the subject site and the developments to the east.

## TECHNICAL REVIEW

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



## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> June 17, 2020	<ul style="list-style-type: none"><li>• Number of recipients: 48</li><li>• Two responses with questions only</li></ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"><li>• Not held</li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>• <a href="http://edmonton.ca/lauderdale">edmonton.ca/lauderdale</a></li></ul>

## CONCLUSION

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

## APPENDICES

- 1 Application Summary

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19416
Location:	North of 129 Avenue NW and east of 103 Street NW
Addresses:	12903, 12909, 12913, 12917, 12921 & 12925 - 103 Street NW
Legal Descriptions:	Lots 18-23, Block 7A, Plan 1066KS
Site Area:	0.43 hectares
Neighbourhood:	Lauderdale
Notified Community Organization:	Lauderdale Community League
Applicant:	Rockliff Perzchajlo Kroman Architects Ltd

### PLANNING FRAMEWORK

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

Written By:	Jeff Booth
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination