



ADMINISTRATION REPORT **REZONING** KENSINGTON

13439 - 124 STREET NW

To allow for small scale infill development.



RECOMMENDATION AND JUSTIFICATION

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

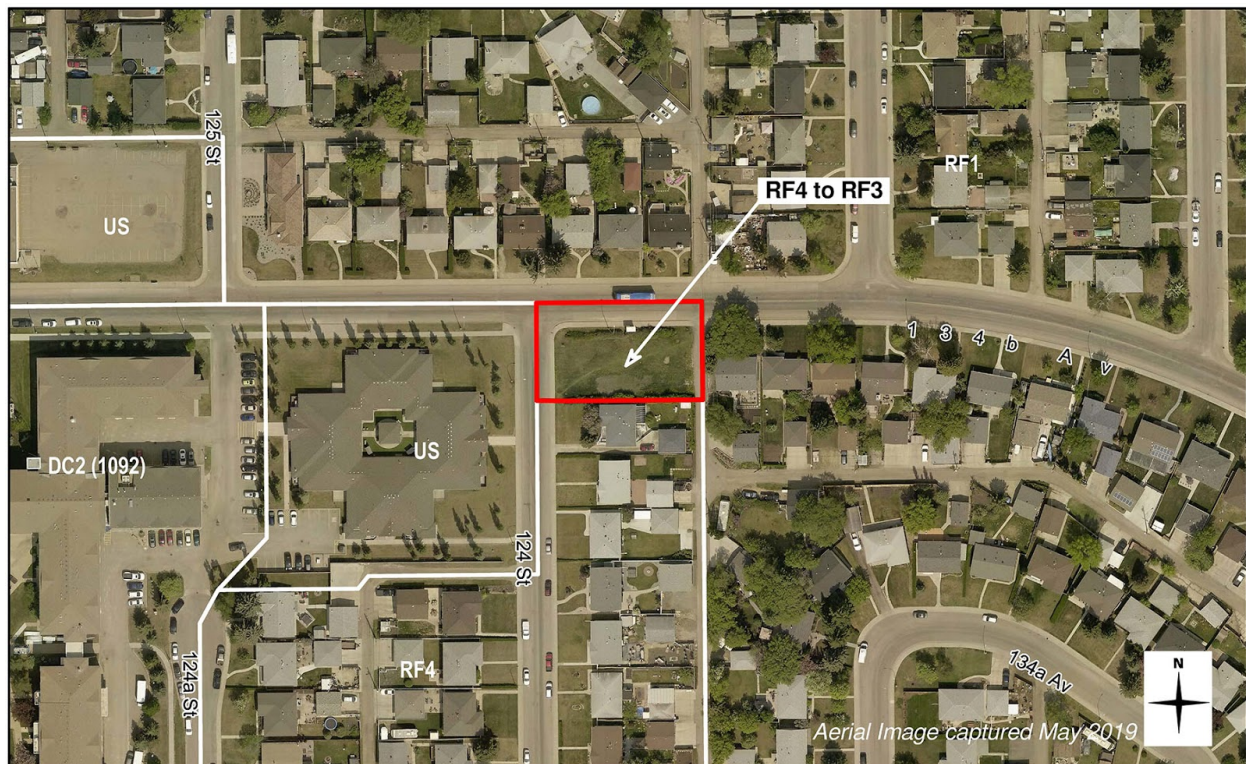
- provides the opportunity for increased density and housing choice in the Kensington community;
- is located in close proximity to transit service;
- provides sensitive transitions and setbacks to adjacent properties; and
- is located on a corner lot on a collector road, where row housing developments are generally supported and where the general intent of the Residential Infill Guidelines is met.

THE APPLICATION

1. CHARTER BYLAW 19417 to rezone the subject site from (RF4) Semi-Detached Residential Zone to (RF3) Small Scale Infill Development Zone.

SITE AND SURROUNDING AREA

The site area is approximately 730 m² and consists of one lot. It is in the interior of the Kensington Neighbourhood, on the corner of 124 Street and 135 Avenue. The site is located on 135 Avenue NW, which is a collector road as well as a current and proposed future transit route. The nearest bus stop is directly adjacent to the site on 135 Avenue NW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF4) Semi-Detached Residential Zone	Vacant lot
CONTEXT		
North	(RF1) Single Detached Residential Zone	Single Detached Houses
East	(RF1) Single Detached Residential Zone	Single Detached House
South	(RF4) Semi-Detached Residential Zone	Single Detached House
West	(US) Urban Services Zone	Shepherd's Care seniors' housing



VIEW OF THE SITE FACING NORTHEAST



VIEW OF THE SITE FACING SOUTHWEST

PLANNING ANALYSIS

LAND USE COMPATIBILITY

The site is within the Mature Neighborhood Overlay (MNO) which is designed to ensure that infill developments, such as Row Housing and Multi-unit Housing, are 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 RF4 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 RF4 zone requires only 2.0 metres on a site of this width.

The proposed zone will allow the division of the building into additional, smaller units. The transition provided by the proposed zone to the adjacent single detached house to the south of the subject property is considered appropriate.

The proposed RF3 Zone would allow the opportunity for increased housing choice in the Kensington neighbourhood. According to the 2016 Municipal Census, there were 34 row housing units in Kensington, as compared to 1065 single detached houses and 380 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 at the edges of neighbourhoods where the block face fronts onto an arterial or service road. This site is flanking a collector road, 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

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE June 18, 2020	<ul style="list-style-type: none">• Number of recipients: 29• 3 responses received• Comments included:<ul style="list-style-type: none">o concerned about heighto concerned about parkingo do not want renterso questions about notification process
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/kensington

CONCLUSION

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19417
Location:	South of 135 Avenue NW and east of 124 Street NW
Address:	13439 - 124 Street NW
Legal Description:	Lot 25, Block 8, Plan 4766KS
Site Area:	730 m ²
Neighbourhood:	Kensington
Notified Community Organization:	Kensington Community League
Applicant:	Falconbridge Custom Homes

PLANNING FRAMEWORK

Current Zone and Overlay:	(RF4) Semi-Detached Residential Zone and Mature Neighbourhood Overlay
Proposed Zone and Overlay:	(RF3) Small Scale Infill Development Zone and Mature Neighbourhood Overlay
Plan in Effect:	None
Historic Status:	None

Written By:
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