



ADMINISTRATION REPORT **REZONING** CALDER

12948 - 115 STREET NW

To allow for the development of small scale infill housing.



RECOMMENDATION AND JUSTIFICATION

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

- supports the development of housing within the “missing middle”;
- supports the intensification of areas in proximity to planned LRT stations; and
- provides renewal for the neighbourhood.

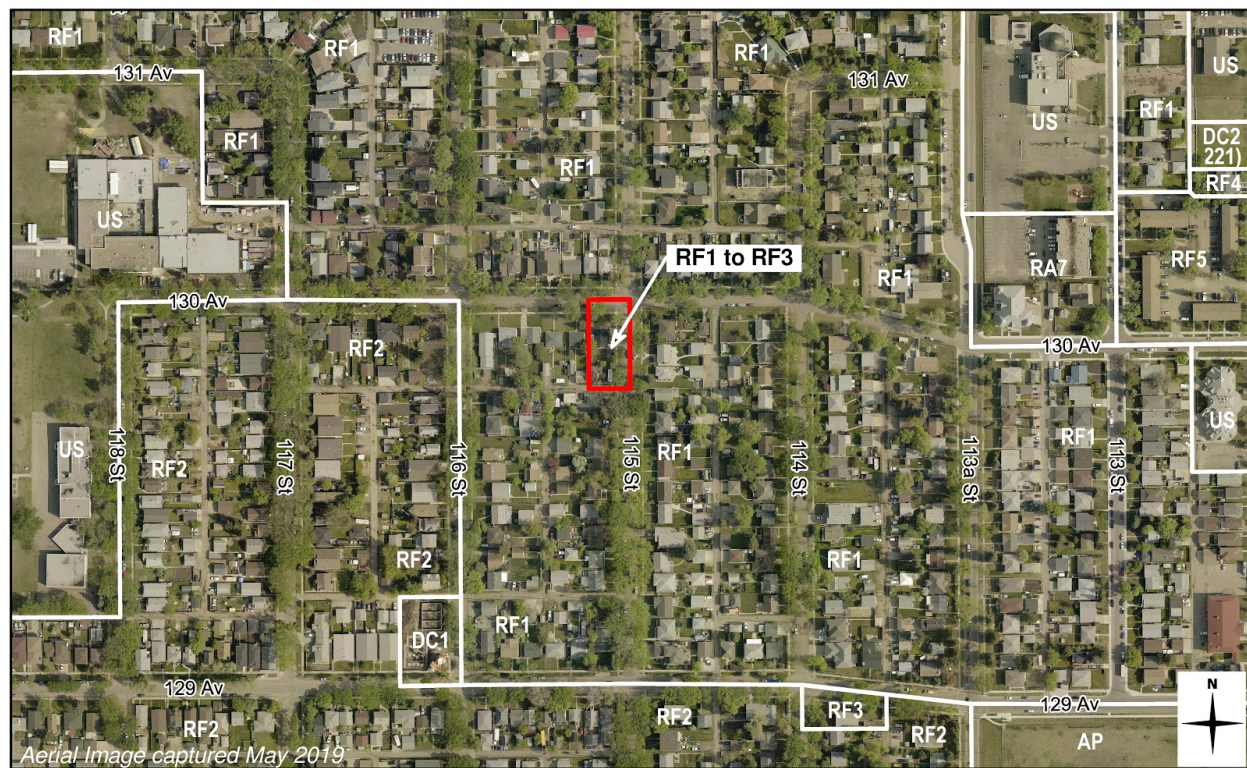
THE APPLICATION

CHARTER BYLAW 19428 to amend the Zoning Bylaw to allow for the development of a mix of small scale housing.

The applicant's stated intention is to develop row housing (Multi-unit Housing) with Secondary Suites which are permitted uses under the RF3 Zone. The developer also indicated they intend to provide garages off the lane with the development.

SITE AND SURROUNDING AREA

The east and west boundaries of the Calder neighbourhood are 113a and 127 Streets NW, and the north and south boundaries are 132 and 127 Avenues NW. These streets are arterial roadways except for 132 Avenue which is a collector road. The site is a corner lot, and is generally located in the northeast area of the neighborhood.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF1) Single Detached Residential Zone	Single Detached House
CONTEXT		
North	(RF1) Single Detached Residential Zone	Single Detached House
East	(RF1) Single Detached Residential Zone	Single Detached House
South	(RF1) Single Detached Residential Zone	Single Detached House
West	(RF1) Single Detached Residential Zone	Single Detached House



VIEW OF SITE FROM 115 STREET NW



VIEW OF SITE FROM 129 AVENUE NW

PLANNING ANALYSIS

LAND USE COMPATIBILITY

The surrounding area is generally developed with older, single detached housing, except for the properties to the west which contain two new “narrow lot” homes. Redevelopment of the site would require the removal of the current garage access off 115 Street NW and would require site access to be off the lane. The lots on the block of the subject site are oriented north / south, while lots on the block across 115 Street NW are oriented east / west. The applicant’s suggested row housing development would have units oriented towards 115 Street NW which is in keeping with the housing across the street. Ideally, the front entry of the north unit would be oriented towards 129 Avenue which would be in keeping with the orientation of the block face of 129 Avenue. A row house development could be compatible with the surrounding housing forms in this context. The Mature Neighbourhood Overlay (MNO) applies to the site which can modify RF3 regulations for Setbacks, Height, etc., in order to be sensitive to surrounding single family RF1 developments.

PLANS IN EFFECT

The subject property is located in the Calder Neighborhood which has a Neighbourhood Improvement Plan (NIP), a non-statutory plan, approved by Council in 1977. Neighbourhood Improvement Plans were prepared in response to Federal Government funding under the Neighbourhood Improvement Program (1973-1978) to help conserve and rehabilitate existing housing stock and to upgrade existing social and recreational facilities and municipal services. Over the last +40 years there have been many changes to city wide policies to support the intensification of older neighbourhoods. The proposed rezoning continues to support neighbourhood renewal and will contribute to the provision of varied housing types within the community.

RESIDENTIAL INFILL GUIDELINES

The Residential Infill Guidelines supports “small scale infill” in certain locations. While row housing is considered “small scale infill”, the guidelines suggest that row house development be on lots fronting or flanking an arterial or service road, or on lots fronting a school or park site. While these specific locational attributes do not describe this site, the following attributes of this site should be taken into consideration as being suitable for row house development. It is a corner lot located:

- in close proximity (one or two blocks) to both arterial and collector roads;
- in proximity to a future LRT Station planned at 113a Street NW and 132 Avenue NW;
- two blocks east the Keyano park site containing St. Edmund and Calder Schools; and
- is within walking distance to the Grand Trunk Park; and
- in a mature neighbourhood where intensification is generally desired from a city wide policy perspective.

TRANSIT ORIENTED DEVELOPMENT

The Transit Oriented Development (TOD) Guidelines supports infill development (including two-storey townhouses) in proximity to Neighbourhood Stations. The subject site is located within 400 m of the planned Grand Trunk Station. The Guidelines suggest that for sites less than 0.25 ha, within 200-400 m of an LRT Neighbourhood Station, a minimum density of 42 du/ha is desired. The proposed rezoning supports the intensification that is desired in proximity to significant transit infrastructure.

TECHNICAL REVIEW

As part of the technical review, Planning Coordination (Transportation) has advised:

- The Calder Neighbourhood is scheduled for Neighbourhood Renewal in 2021-2023, with planning and neighbourhood engagement on a [draft plan](#) underway as of June 2020; and
- With redevelopment of the site, vehicular accesses shall be to the rear alley to conform to the Mature Neighbourhood Overlay of the Zoning Bylaw.

Transit advises:

- The Bus Network Redesign routing will be along 129 Avenue with stops located at 115 Street. Access to transit service is less than 300m from the subject property; and
- A future LRT Stop is located along 113 Street and will be within 600m to this property.

Planning Coordination (Drainage) has advised:

- Permanent sanitary servicing for the subject rezoning area is available to the site;
- Permanent storm servicing for the subject rezoning area is available by new storm service connection to the existing combined main within the lane south of 130 Avenue NW.

- New development or redevelopment will require lot grading plans to be submitted to Development Services.

EPCOR Water has advised a new water connection is required to service the additional units.

PUBLIC ENGAGEMENT

ADVANCE NOTICE June 29, 2020	<ul style="list-style-type: none">• Number of recipients: 35• Five responses were received from surrounding property owners, all with concerns• No response was received from the Community Organizations notified• Common comments included: not in keeping with the single detached residential nature of the area, too much density, will create parking and traffic problems, will force parking to the street creating increased challenges for snow removal, the development will not attract homeowners, families. There was also concern with the potential for damage to fences along the lane.
WEBPAGE	<ul style="list-style-type: none">• https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/calder-planning-applications.aspx

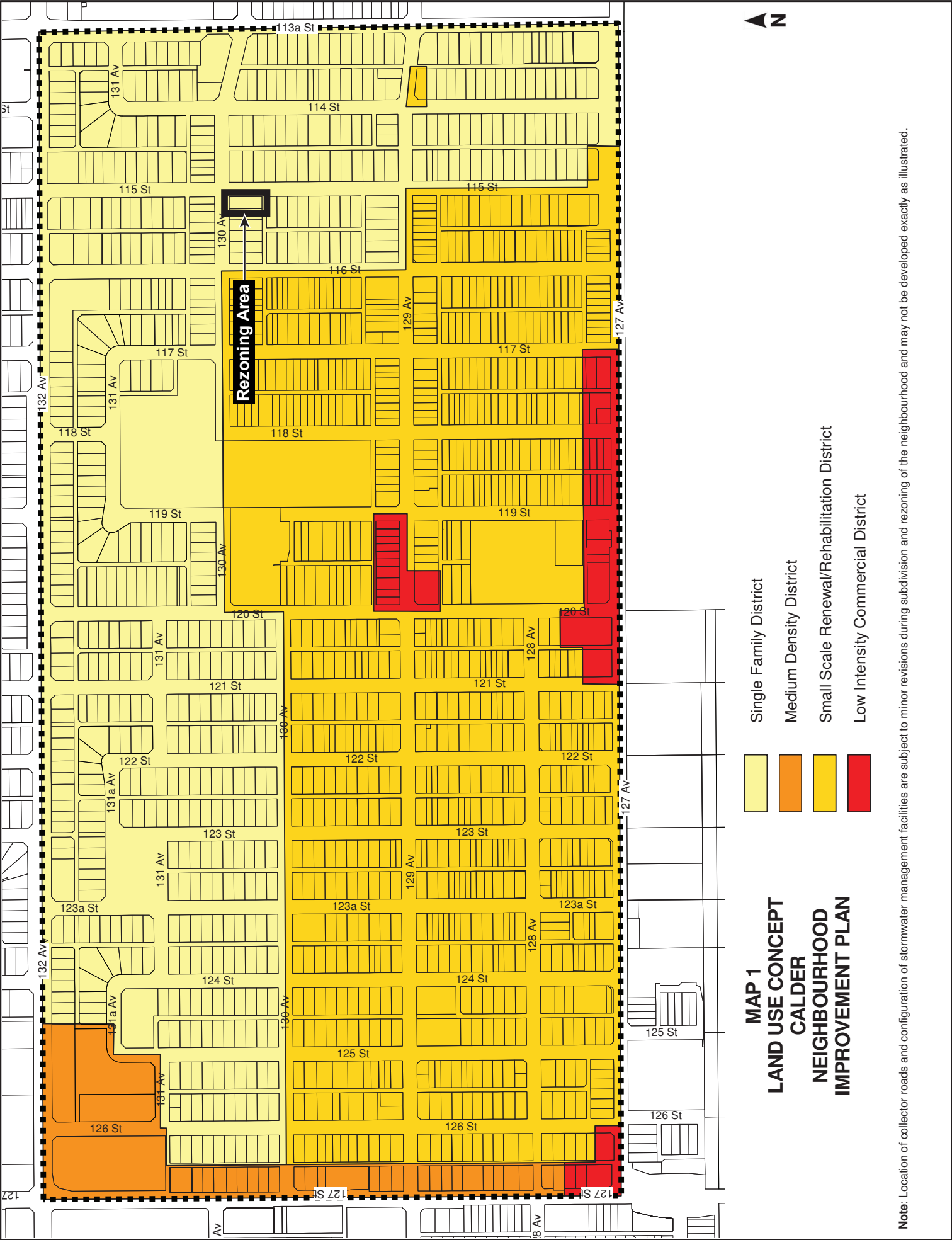
Those who responded were strong in their position that the character of their neighbourhood is single family residential and the intended row house development would not fit in. Respondents were advised of the City's residential intensification policies within mature neighbourhoods. They were advised that the applicant's stated intention was to build garages with the development although there is no longer a requirement in the Zoning Bylaw to provide onsite parking.

CONCLUSION

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

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19428
Location:	South of 130 Avenue NW and west of 115 Street NW
Address:	12948 - 115 Street NW
Legal Description:	Lot 33, Block 5, Plan RN41
Site Area:	0.078 ha
Neighbourhood:	Calder
Notified Community Organizations:	Calder Community League, Edmonton Area Council One Society Area Council
Applicant:	PK Developments

PLANNING FRAMEWORK

Current Zones and Overlay:	(RF1) Single Detached Residential Zone Mature Neighbourhood Overlay
Proposed Zone and Overlay:	(RF3) Small Scale Infill Development Zone Mature Neighbourhood Overlay
Plan in Effect:	Calder Neighbourhood Improvement Plan
Historic Status:	N/A

Written By:
Approved By:
Branch:
Section:

Cyndie Prpich
Tim Ford
Development Services
Planning Coordination