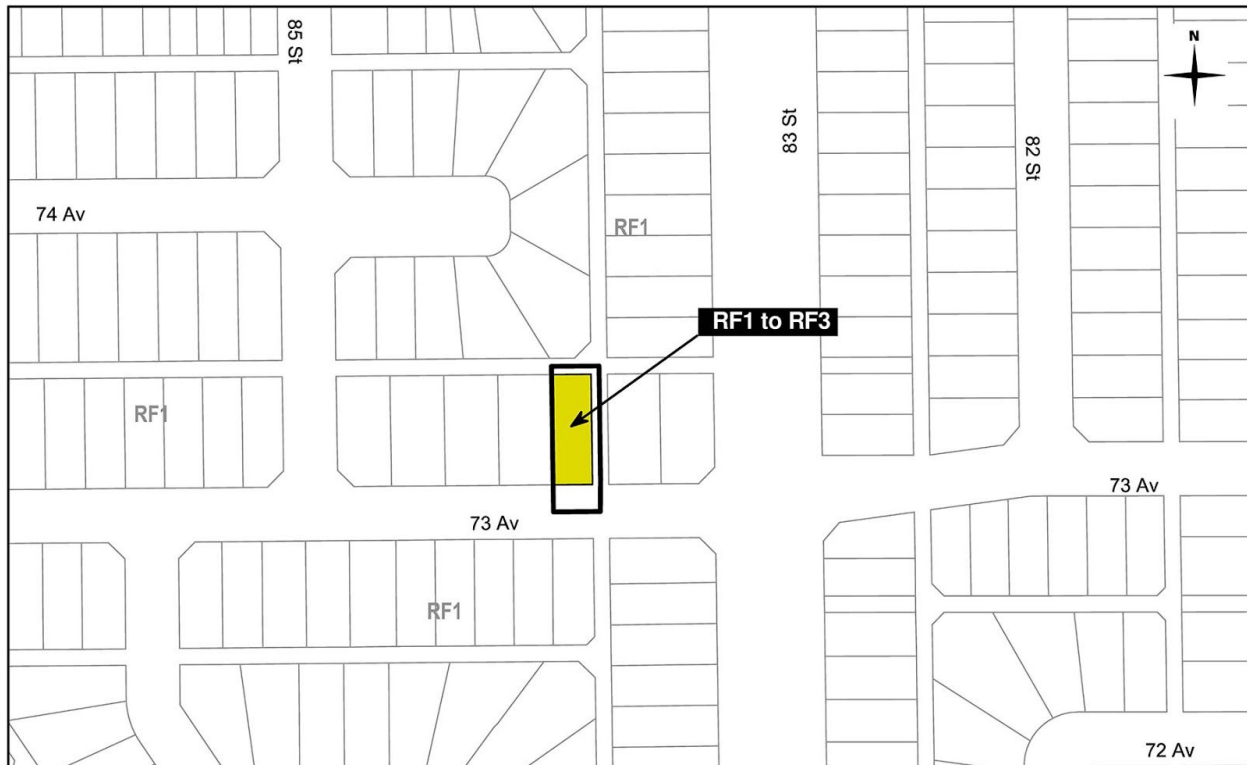




ADMINISTRATION REPORT **REZONING** AVONMORE

8312 - 73 AVENUE NW

To allow for multi-unit housing.



RECOMMENDATION AND JUSTIFICATION

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

- provides the opportunity for increased density and housing choice in the Avonmore community;
- is in conformance with the Southeast Area Plan;
- is located in close proximity to transit service and is supported by the Transit Oriented Development Guidelines; and
- provides sensitive transitions and setbacks to adjacent properties.

THE APPLICATION

1. CHARTER BYLAW 19430 to rezone the subject site from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone.

SITE AND SURROUNDING AREA

The subject site is a lot of approximately 606 square metres in area. It is located in the interior of the Avonmore neighbourhood at the intersection of 73 Avenue NW and a lane. It is located in close proximity to the future Valley Line Southeast LRT line on 83 Street NW and approximately 50 metres from the future Avonmore LRT Stop. The site is also within walking distance of Avonmore Park and School to the east, and Mill Creek Ravine to the west.



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 THE SITE LOOKING NORTHWEST



VIEW OF THE SITE LOOKING NORTHEAST

PLANNING ANALYSIS

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 proposed zone will allow the division of the building into additional, smaller units. 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 proposed zone to the single detached house to the west of the subject property is considered appropriate.

The proposed RF3 Zone would allow the opportunity for increased housing choice in the Avonmore neighbourhood as it allows for the multi-unit housing use.

SOUTHEAST AREA PLAN

The site is located within the boundaries of the Southeast Area Plan. The proposed rezoning aligns with the Plan's objective "to maintain or introduce multiple family density housing forms... in order to provide an increased variety of residential types and designs and utilize land more effectively." The Plan also encourages a gradual transition in housing forms, stating that RF3 is an appropriate transition zone adjacent to RF1 zoning.

TRANSIT ORIENTED DEVELOPMENT GUIDELINES

The subject site is located approximately 50 metres from the future Valley Line Southeast LRT, which is a Neighbourhood Stop under the Transit Oriented Development (TOD) Guidelines. The Guidelines indicate that the density for the subject site should be a maximum of 42 dwellings per hectare, which is described as row housing.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE July 29, 2020	<ul style="list-style-type: none">● Number of recipients: 28● Number of responses with concerns: 4● Common concerns included:<ul style="list-style-type: none">○ parking impacts○ TOD guidelines encourage taller buildings○ subject lot is small○ building orientation may be different from others in the area○ Residential Infill Guidelines should be applied○ privacy impacts
WEBPAGE	<ul style="list-style-type: none">● edmonton.ca/avonmore

CONCLUSION

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19430
Location:	North of 73 Avenue NW and west of 83 Street NW
Address:	8312 - 73 Avenue NW
Legal Description:	Lot 27, Block 1, Plan 959KS
Site Area:	606 square metres
Neighbourhood:	Avonmore
Notified Community Organizations:	Avonmore Community League and South East Community Leagues Association Area Council
Applicant:	Situate Inc.

PLANNING FRAMEWORK

Current Zone and Overlay:	(RF1) Single Detached Residential Zone and Mature Neighbourhood Overlay
Proposed Zone and Overlay:	(RF3) Small Scale Infill Development Zone and Mature Neighbourhood Overlay
Plan in Effect:	Southeast Area Plan
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Jeff Booth
Tim Ford
Development Services
Planning Coordination