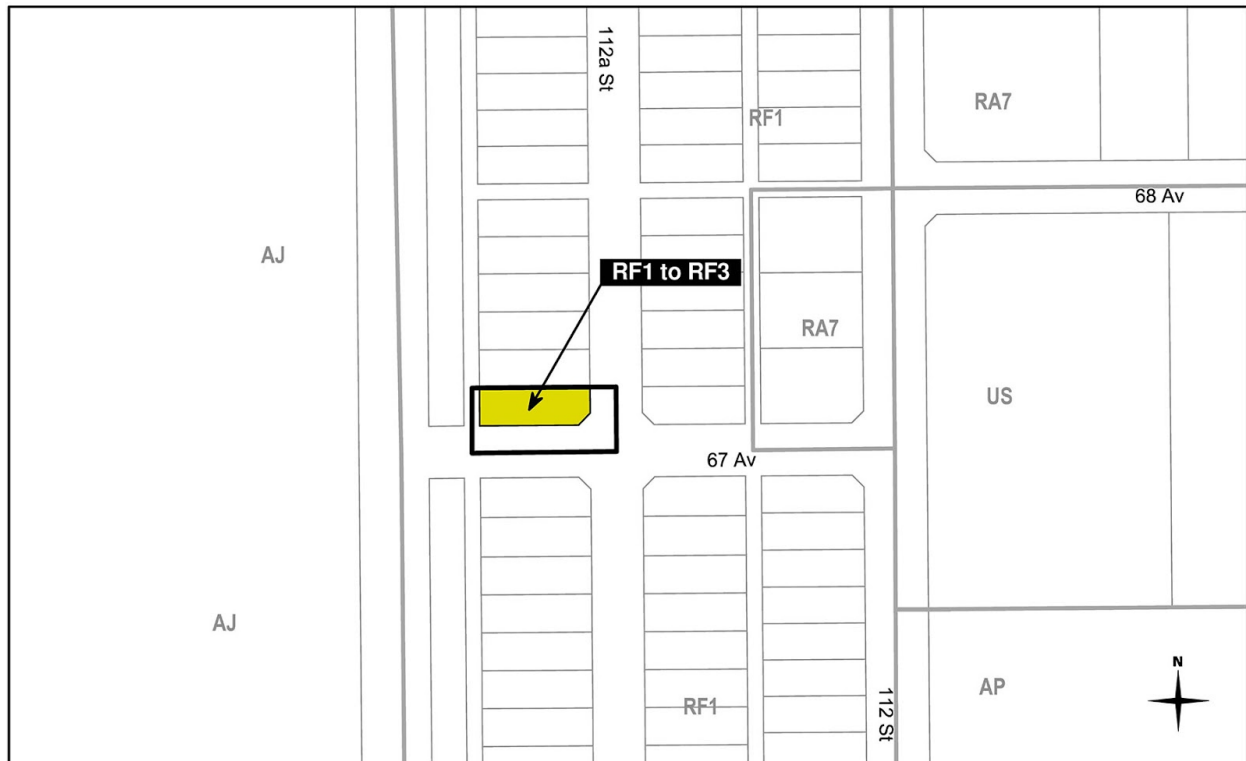




ADMINISTRATION REPORT REZONING PARKALLEN

11230 - 67 AVENUE NW

To allow for multi-unit housing.



RECOMMENDATION AND JUSTIFICATION

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

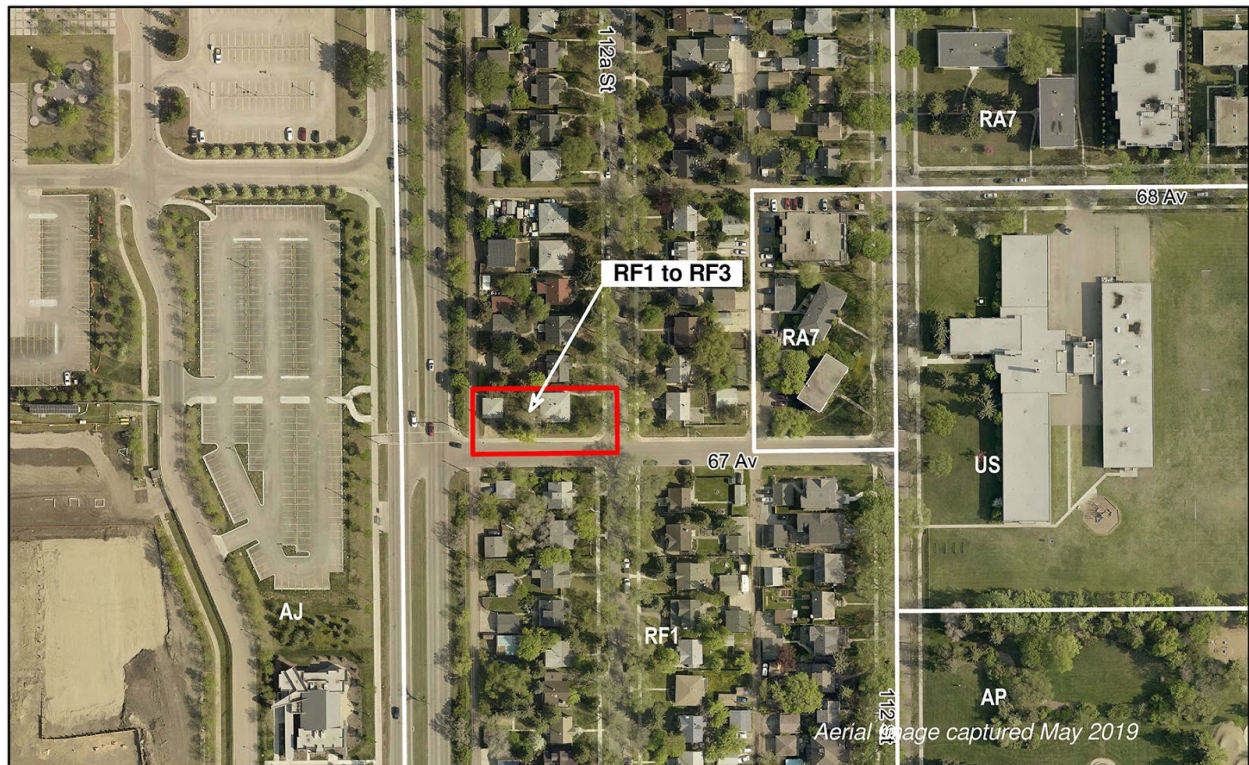
- provides the opportunity for increased density and housing choice in the Parkallen community;
- is located in close proximity to transit service;
- provides sensitive transitions and setbacks to adjacent properties; and
- is located on a corner lot backing onto an arterial road, where row housing developments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

THE APPLICATION

1. CHARTER BYLAW 19465 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 614 square metres in area. It is located at the edge of the Parkallen neighbourhood at the intersection of 112A Street NW and 67 Avenue NW, and backs onto 113 Street NW which is an arterial road. 113 Street NW will also be a frequent transit corridor under the 2020 Bus Network Redesign. The site is within walking distance of Parkallen School and Ellingson Park.



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	(AJ) Alternative Jurisdiction Zone	Surface parking lot



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 land use activities that will be allowed on the site are residential in nature, and the same as those allowed in the RF1 Zone, but the proposed zone will allow the division of the building into additional, smaller units. As well, Single Detached Housing could have Garden Suites in the RF1 Zone that are 6.5 metres in height whereas a garage in the RF3 Zone associated with Multi-unit Housing could only be 4.3 m in height. The transition provided by the proposed zone to the single detached house to the north of the subject property is considered appropriate.

The proposed RF3 Zone would allow the opportunity for increased housing choice in the Parkallen neighbourhood as it allows for the multi-unit housing use. According to the 2016 Municipal Census, there were no row housing units in Parkallen, as compared to 824 single detached houses and 234 apartment units.

	Current RF1 - Single Detached Housing	Proposed RF3 - Multi-Unit Housing
Principal Building		

Height	8.9 m	8.9 m
Front Setback	Determined based on adjacent front setback	Determined based on adjacent front setback
Interior Side Setback	1.2 m	3.0 m
Flanking Side Setback	1.2 m	2.0 m
Rear Setback	17.1 m	17.1 m
<u>Garage/Garden Suite</u>		
Height	6.5 m	4.3 m
Interior Side Setback	1.2 m	0.9 m
Flanking Side Setback	1.2 m	2.0 m
Rear Setback	1.2 m	1.2 m

PARKALLEN COMMUNITY DEVELOPMENT PLAN

The site is located within the boundaries of the Parkallen Community Development Plan, which is not a statutory plan. The plan encourages the “protect[ion] [of] the low density residential character of the community, as well as providing the flexibility to accommodate larger forms of housing through the application of appropriate regulatory controls.” The plan also contains development guidelines similar to the regulations of the Mature Neighborhood Overlay, which would be applied to the site. An amendment to the Plan is not required to facilitate the proposed rezoning.

CITY PLAN

The subject site backs onto 113 Street NW which is identified as a Secondary Corridor in the Edmonton City Plan. Secondary Corridors are envisioned as having a minimum density of 75 people or jobs per hectare with low-rise and mid-rise development. The increase in density provided by the proposed rezoning aligns with the goals of the Edmonton City Plan.

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, 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 at the edge of the Parkallen neighbourhood and backs onto an arterial road rather than fronting onto it, representing a minor deviation from the Guidelines in terms of appropriate locations for Row Housing.

However, 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

EPCOR Water requires a new hydrant to be constructed on the north side of 67 Avenue. All other comments from affected City Departments and utility agencies have been addressed.

PUBLIC ENGAGEMENT

<p>ADVANCE NOTICE Date</p>	<ul style="list-style-type: none"> ● Number of recipients: 24 ● 9 responses received ● Number of responses with concerns: 5 ● Common comments included: <ul style="list-style-type: none"> ○ will change the character of the area ○ parking concerns ○ should remain an RF1 neighbourhood ○ concerns about rental properties ○ impact to property values ○ reduction of light and privacy ○ concerns about removal of mature trees ○ concerns that rezoning will set a precedent in the area
<p>WEBPAGE</p>	<ul style="list-style-type: none"> ● edmonton.ca/parkallen

CONCLUSION

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19465
Location:	North of 67 Avenue NW and west of 112A Street NW
Address:	11230 - 67 Avenue NW
Legal Description:	Lot 71, Block 18, Plan 2503HW
Site Area:	613.8 square metres
Neighbourhood:	Parkallen
Notified Community Organizations:	Central Area Council of Community Area Council and the Parkallen Community Association
Applicant:	Hampton Homes 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:	Parkallen Community Development Plan
Historic Status:	None

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Approved By: Tim Ford
Branch: Development Services
Section: Planning Coordination