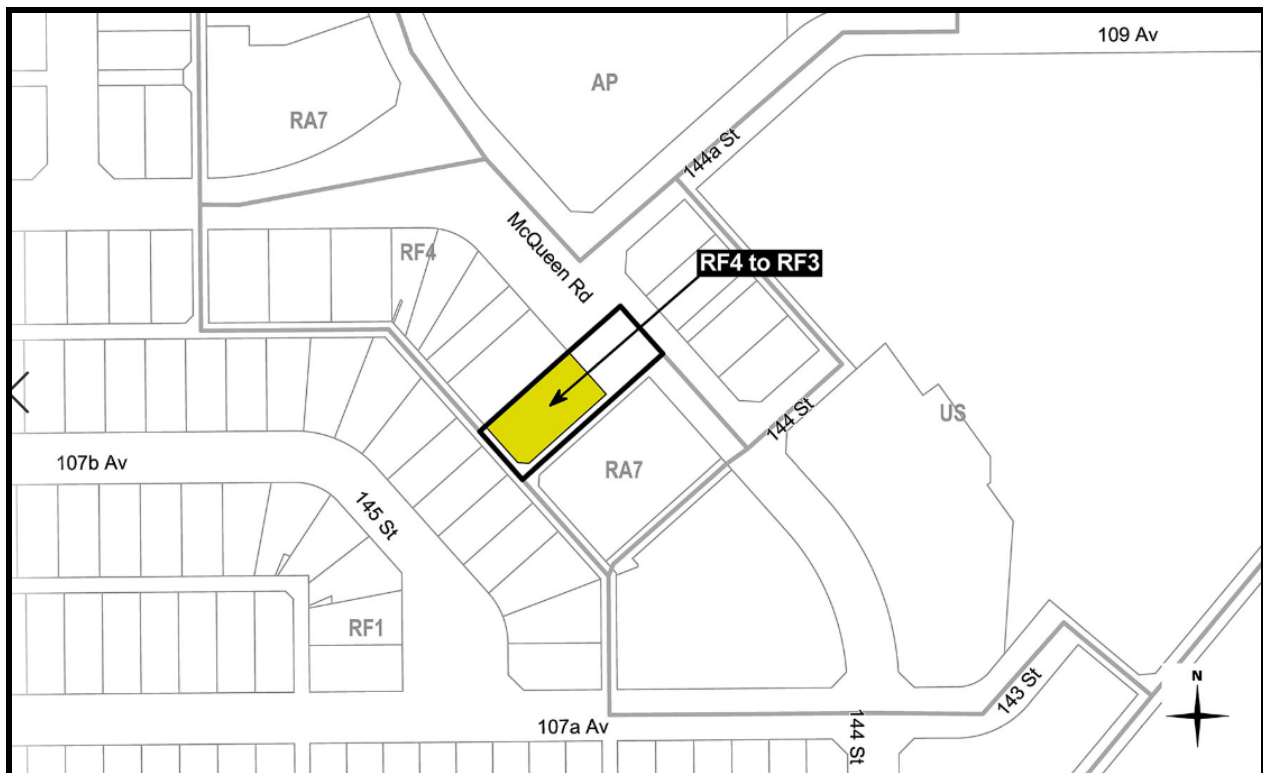




## ADMINISTRATION REPORT **REZONING** MCQUEEN

### 14415 AND 14417 MCQUEEN ROAD NW

To allow for small scale infill development.



**Recommendation:** That Charter Bylaw 19482 to amend the Zoning Bylaw from (RF4) Semi-detached Residential Zone to (RF3) Small Scale Infill Development Zone be APPROVED.

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

- Small scale residential infill development on the site is appropriate and compatible with the surrounding development; and
- This application is supported by the Residential Infill Guidelines.

## **Report Summary**

CHARTER BYLAW 19482 proposes to amend the Zoning Bylaw from (RF4) Semi-detached Residential Zone to (RF3) Small Scale Infill Development Zone.

## **The Application**

This land use amendment application was submitted by B & A Planning group July 8, 2020 on behalf of the landowners. This application proposes to change the designation from (RF4) Semi-detached Residential Zone to (RF3) Small Scale Infill Development Zone to allow for a new 4 unit multi unit residential structure.

## **Site and Surrounding Area**

The site is located in the McQueen neighbourhood, on a service road that runs parallel to McQueen Road/ 144 Street and is surrounded by low density housing to the west, north and east. Immediately to the south is a lane and beyond that is the one storey Easter Seals McQueen Home. While there is low density residential on the east side of McQueen Road, the area further to the east, extending to 142 Street, south of 109 Avenue is the site of the Community League, Parks, four schools, an assisted living complex and some limited commercial.

Currently there is a semi-detached dwelling on the site. The lot was recently subdivided to allow for the development of two narrow-lot homes.



AERIAL VIEW OF APPLICATION AREA

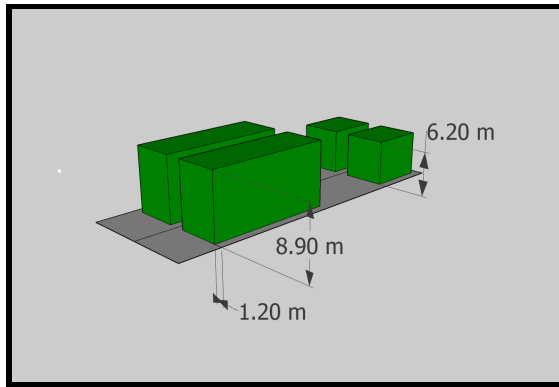
	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(RF4) Semi-detached Residential Zone	Semi detached house
<b>CONTEXT</b>		
North	(RF4) Semi-detached Residential Zone	Single Detached House
East	(RF4) Semi-detached Residential Zone	Single Detached House
South	(RA7) Low Rise Apartment Zone	Row House
West	(RF4) Semi-detached Residential Zone	Single Detached House

## Planning Analysis

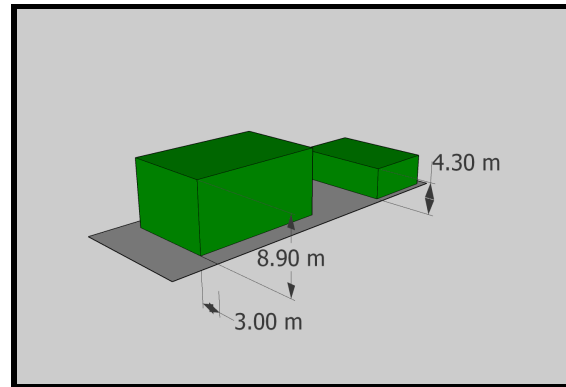
There is no plan in effect for the McQueen neighbourhood however, the Mature Neighbourhood Overlay will be applied to any development.

The RF3 Zone allows for single and semi-detached, duplex, row and multi unit housing. The regulations in the RF3 Zone and the Mature Neighbourhood Overlay will allow for up to four multi-unit housing in various configurations such as row housing dwellings on the site.

The differences between the current (RF4) Zone and the proposed (RF3) Small Scale Infill Development Zone are minimal. The introduction of Multi-unit Housing with the RF3 Zone allows for more density on this site, but limits the built form.



**RF4 with garage suites and two separate lots developed(MNO)**



**RF3 with garage suites (MNO)**

Both the existing and proposed development align with the Small Scale Row House direction found in the Residential Infill Guidelines (RIG). The guidelines suggest that four-plexes be located on lots fronting or flanking an arterial or service road, and next to commercial or apartment sites. While the site is in the interior of the neighbourhood, it does front onto the service road and is adjacent to the Easter Seals McQueen Home.

In addition, the site is:

- in close proximity 107 Avenue and McQueen Road and offers easy access to transit;
- half a block west of the McQueen school park site containing the Archbishop McDonald High School and the Edmonton West Christian schools, the community league and playground; and
- is in a mature neighbourhood where intensification is generally desired from a city wide policy perspective.

The regulations of the Mature Neighbourhood Overlay require that any new development on this lot be sensitive in scale to existing surrounding development.

### Comparison:

<b>Mature Neighbourhood Overlay applies</b>	<b>Current RF4 Housing</b>	<b>Proposed RF3 - Housing</b>
<b>PRINCIPAL BUILDING</b>		
<b>Height (MNO)</b>	10m (8.9 m)	10m (8.9 m)
<b>Side Setback (814.3(3))</b>	1.2 m	20% of the Site Width

<b>Rear Setback (MNO min. 40% of lot depth) (814.3(4))</b>	4.5 on a corner lot	4.5 on a corner lot (40% of lot depth)
<b>Total Site Coverage</b>	40%	45%

The proposed rezoning will facilitate the ongoing reinvestment in a mature neighbourhood and remains in character with surrounding development.

## Technical Review

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

## Community Engagement

<b>ADVANCE NOTICE</b> July 15, 2020	<ul style="list-style-type: none"> <li>• Number of recipients: 30</li> <li>• Two responses received</li> <li>• Number of responses in support: 0</li> <li>• Number of responses with concerns: 2</li> <li>• Concerns included: the allowable density in the RF3 and the height.</li> </ul>
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## Conclusion

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

## APPENDICES

- 1 Application Summary

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19482
Location:	South of 108 Avenue NW and west McQueen Road
Addresses:	14415 AND 14417 McQueen Road NW
Legal Descriptions:	Lots 31A and 31B, Block 10, Plan 8521793
Site Area:	9600 m2
Neighbourhood:	McQueen
Notified Community Organizations:	McQueen Community League
Applicant:	B&A

### PLANNING FRAMEWORK

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

Written By:	Don Read
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination