



ADMINISTRATION REPORT **REZONING** Bonnie Doon

8303 87 Street NW

To allow for the development of ground oriented multi-unit housing.



Recommendation: That Charter Bylaw 19664 to amend the Zoning Bylaw from (DC2) Site Specific Development Control Provision to (RF5) Row Housing Zone be APPROVED.

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

- rezoning to a standard zone helps to align the development with the current standards of the Zoning Bylaw;
- it would allow for an increase in residential density within the Bonnie Doon district node; and
- promotes redevelopment in a mature community near an LRT stop.

Report Summary

This land use amendment application was submitted by E1NS Consulting on January 13, 2021 on behalf of 1931315 Alberta Inc. This application proposes to change the designation of the subject parcel from (DC2) Site Specific Development Control Provision to (RF5) Row Housing Zone under the Mature Neighbourhood Overlay to allow for the development of ground oriented housing.

This proposal is in alignment with the applicable policies of the City Plan by providing opportunities to accommodate growth through compact development and create walkable communities with greater connectivity across all travel modes. There is no Plan in Effect for this neighbourhood.

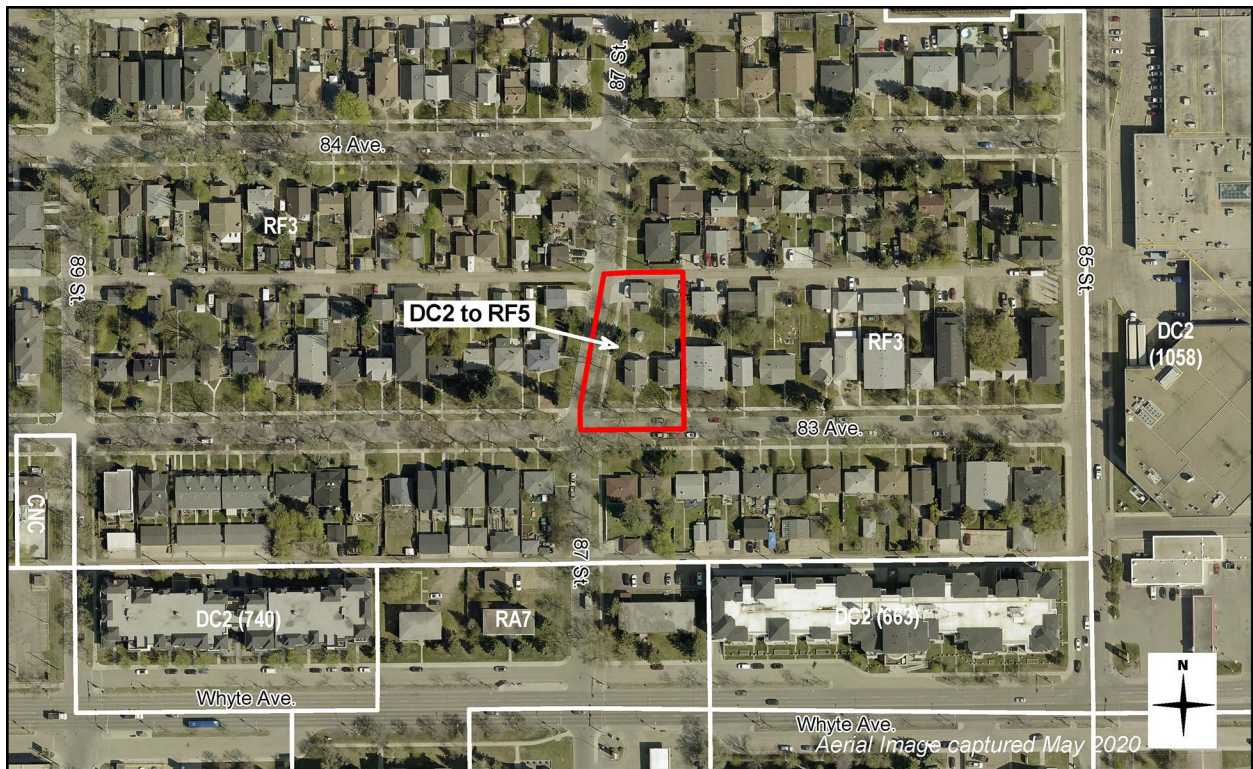
The Application

CHARTER BYLAW 19664 proposes to amend the Zoning Bylaw from (DC2) Site Specific Development Control Provision to (RF5) Row Housing Zone. The current DC2 allows for a maximum of 6 principle Dwellings and the proposed RF5 would allow for a maximum of 10 principle Dwellings, with an average number of bedrooms of at least 2.25. The applicant's stated intent is for a maximum of 8 row housing units. The Mature Neighbourhood Overlay would apply to the site to ensure the building design responds appropriately to the context of the surrounding area and maintains the pedestrian-oriented design of the streetscape.

Site and Surrounding Area

The subject site is located on the northeast corner of 83 Avenue NW and 87 Street NW. The subject site was rezoned to a Site Specific Development Control Provision (DC2.1073) on July 15, 2019, to allow the development of a six unit Row Housing building. Alongside this rezoning, the owner consolidated the two lots into one. The original two single detached houses are still on the property.

The property is located one block north of Whyte Avenue and one block west of the Bonnie Doon Shopping Centre. It is well served by alternative modes of transportation including the Bonnie Doon LRT stop, a Transit Avenue (Whyte Avenue) and shared-use path network.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC2) Site Specific Development Control Provision	2 Single Detached Houses Allows for 6 units of Row Housing
CONTEXT		
North	(RF3) Small Scale Residential Infill Zone	Single Detached House
East	(RF3) Small Scale Residential Infill Zone	Semi-detached House
South	(RF3) Small Scale Residential Infill Zone	Single Detached House
West	(RF3) Small Scale Residential Infill Zone	Single Detached House



LOOKING NW FROM 87 STREET NW/83 AVENUE NW



LOOKING SOUTH FROM LANE

Planning Analysis

The subject property is a large corner site, surrounded by roadways on three sides, and is located in a mature neighbourhood with great connectivity both locally and to the broader city networks. For these reasons, the site was considered suitable for sensitive intensification, when it was rezoned on July 15, 2019 to allow the development of a row housing building. Shortly after this rezoning took place, the missing middle zoning bylaw amendments were approved (August 26, 2019). The revisions to the RF5 meant that buildings under the zone can now be built with a maximum height of 10 metres, and allow for more units to be developed.

BUILT FORM AND COMPATIBILITY

The proposed RF5 Zone is specifically designed to create larger units, suitable for families, with multiple ground oriented entrances. While the shape of the building may be different from the existing DC2, the intent of the RF5 zone is very similar to the intent of the DC2.

The comparison chart below provides the details of the differences between the current DC2 provisions and the proposed RF5 Zone. The major differences between the regulations relate to the setbacks. In the existing DC2, it is required that the building is separated from the neighbouring property to the east by 7.0 m to allow vehicle access to integrated garages, and consequently, the building extends fairly close to the front and rear property lines. Under the proposed zone with the Mature Neighbourhood Overlay, the front and rear setbacks would be increased, while the interior side setback could be reduced to 1.2 m.

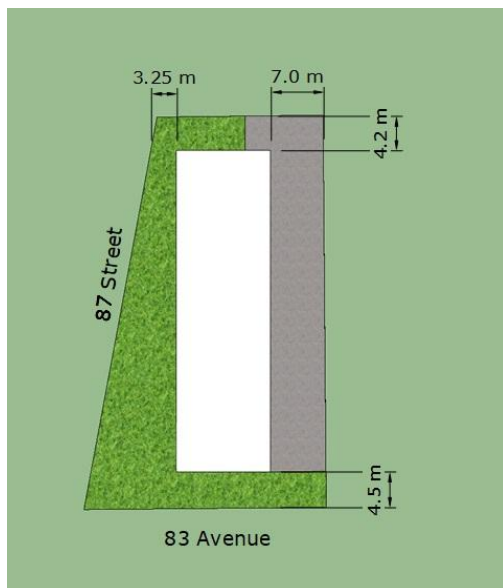
It is considered that while the required eastern side setback is reduced, the subsequent increase to the rear setback would reduce the impact on the rear yard of the neighbouring property.

ZONING COMPARISON

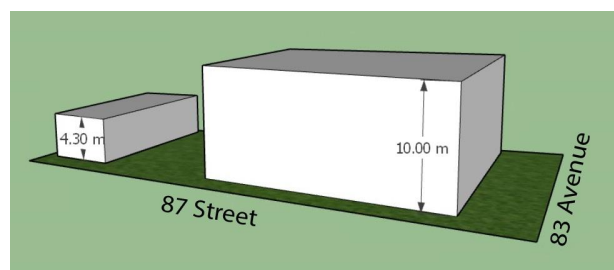
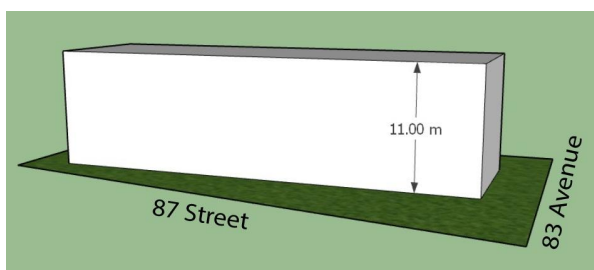
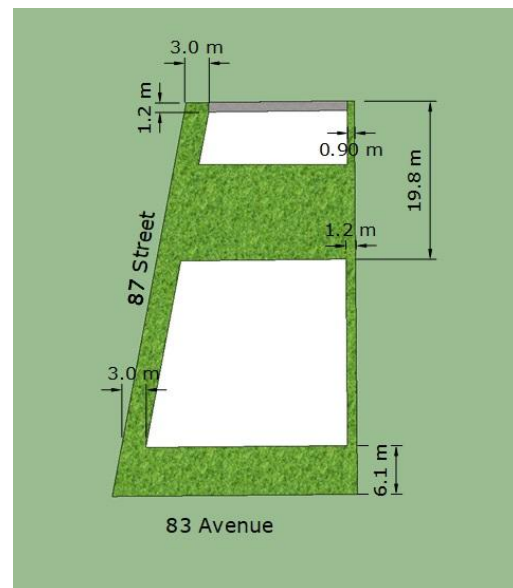
	DC2 <i>Current</i>	RF5 + MNO <i>Proposed</i>
Principal Building	Row Housing	Multi-Unit Housing
Height	11.0 m	10.0 m
Front Setback (83 Avenue NW)	4.5 m	Determined based on adjacent front setback (approximately 6.1 m)
Interior Side Setback	7.0 m	1.2 m
Flanking Side Setback	3.25 m	3.0 m
Rear Setback	4.2 m	40% of Site Depth (approximately 19.8 m)
Maximum Site Coverage	45%	50%
Maximum No. Dwelling Units	Six (6) Principal Dwellings Six (6) Secondary Suites	Ten (10) Principal Dwellings ¹ Ten (10) Secondary Suites

Accessory Building	None	Detached Garage
Height	N/A	4.3 m
Interior Side Setback	N/A	0.9 m
Flanking Side Setback	N/A	2.0 m
Rear Setback	N/A	1.2 m
Notes: ¹ The intent of the applicant is to develop a maximum of 8 dwellings.		

ALLOWABLE BUILT FORM UNDER EXISTING DC2



POTENTIAL RF5 BUILT FORM



PLANS IN EFFECT

There are no Plans in Effect for this neighbourhood.

THE CITY PLAN

The proposed rezoning aligns with the goals and policies of the City Plan, to increase density in and along key nodes and corridors. The site is located within the Bonnie Doon district node (which is considered 800 metres to 1 kilometre across) and one block from Whyte Avenue, which is a Primary Corridor at this location. Furthermore, there are several district bicycle connector routes nearby and the Bonnie Doon LRT Stop is located approximately 350 metres from the site.

Development within District Nodes are encouraged to be mid to high rise development. Primary Corridors encourage a similar scale of development within 3 to 5 blocks of the corridor. With this in mind, it is also important to note that the City Plan recognizes that transforming a neighbourhood to these increased densities takes time and may be incremental over time. As this property is not located directly on a major roadway, but is within a majority single detached housing area, the proposed RF5 is considered to be a good balance of the policies and existing neighbourhood context.

Technical Review

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

Transportation

With redevelopment of the site, vehicular access shall be to the rear alley only to conform with the Mature Neighbourhood Overlay of the Zoning Bylaw. The owner will be required to remove the existing residential vehicular access from 87 Street NW. Access details are further reviewed at the development permit stage with submission of a detailed site plan.

Drainage

On-site stormwater management will be required to mitigate the impacts of development that would be allowed under the proposed zone. As a result, redevelopment of this site would not have a significant impact on the existing drainage infrastructure in the area.

EPCOR Water

The applicant/owner will be responsible for all costs associated with providing City standards of water supply including any changes to the existing water infrastructure required by this application.

Community Engagement

ADVANCE NOTICE February 19, 2021	<ul style="list-style-type: none"> • Number of recipients: 35 • 2 responses received, both with questions only, one with the following comment: <ul style="list-style-type: none"> o Concern about increasing the traffic volume and street parking on the narrow streets in the area
WEBPAGE	<ul style="list-style-type: none"> • edmonton.ca/bonnieoonplanningapplications

Conclusion

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw(s):	19664
Location:	Northeast corner of 83 Avenue NW and 87 Street NW
Address:	8303 87 Street NW
Legal Description:	Lot 1A, Block 30, Plan 1922057
Site Area:	1,269.2 m ²
Neighbourhood:	Bonnie Doon
Notified Community Organization:	Bonnie Doon Community League
Applicant:	E1NS Consulting

PLANNING FRAMEWORK

Current Zone:	(DC2) Site Specific Development Control Provision
Proposed Zone and Overlay:	(RF5) Row Housing Zone (MNO) Mature Neighbourhood Overlay
Plan in Effect:	None
Historic Status:	None

Written By:	Heather Vander Hoek
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination