



## ADMINISTRATION REPORT **REZONING** PRINCE CHARLES

### 12211 127 Street NW

To allow for the development of multi-unit housing.



**Recommendation:** That Charter Bylaw 19653 to amend the Zoning Bylaw from (RF3) Small Scale Infill Development Zone to (RF5) Row Housing Zone be APPROVED.

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

- the property fronts onto an arterial roadway;
- it provides the opportunity for permanent supportive housing;
- the proposed zone aligns with City Plan for this location; and
- it is compatible with surrounding land uses as it is located within the Mature Neighbourhood Overlay.

## **Report Summary**

This land development amendment application was submitted by Rockliff Pierzchajlo Kroman Architects Ltd on December 1, 2020 on behalf of Jasper Place Wellness Centre. This application proposes to change the designation of one parcel from (RF3) Small Scale Infill Development Zone to (RF5) Row Housing Zone. Although the general purpose of the RF5 Zone is to allow for the development of ground oriented housing, the applicant's intent is to provide permanent supportive housing. While the RF3 Zone would also allow for supportive housing, the applicant has indicated that their design and built form would not work under the current zoning.

This proposal aligns with the goals and policies of the City Plan to provide permanent supportive housing and to accommodate growth in infill locations along key corridors.

There is no local area plan for this area of the City.

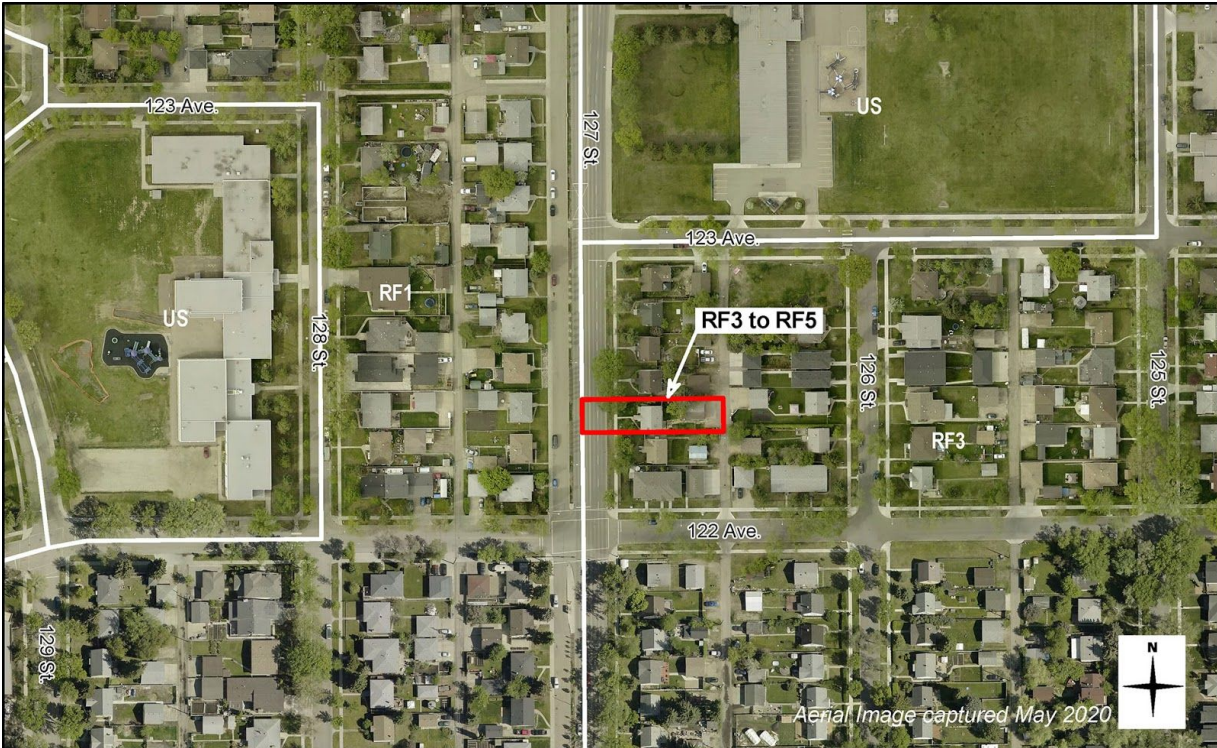
## **The Application**

CHARTER BYLAW 19653 to amend the Zoning Bylaw from (RF3) Small Scale Infill Development Zone to (RF5) Row Housing Zone would allow for the development of ground oriented multi-unit or supportive housing.

## **Site and Surrounding Area**

The property is located midblock between 122 and 123 Avenues on the east side of 127 Street NW, which is an arterial road at this location, and approximately two and half blocks from Yellowhead Trail NW. The site is located at the edge of the Prince Charles Neighbourhood, where the majority of properties are zoned as RF3. Across 127 Street NW to the west, is the Sherbrooke neighbourhood, which has a mix of residential zones, but primarily is zoned as (RF1) Single Detached Residential Zone. There is a service road along the west side of 127 Street NW, but there is no service road in front of the subject property, on the east side of the street.

The rest of the block to the north and south of the subject property consists of single detached residential. Prince Charles School (K-6) is located one block to the north and St. Pius Catholic School (Elementary) is located one block to the west.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(RF3) Small Scale Infill Development Zone	Single Detached House
<b>CONTEXT</b>		
North	(RF3) Small Scale Infill Development Zone	Single Detached House
East	(RF3) Small Scale Infill Development Zone	Single Detached House
South	(RF3) Small Scale Infill Development Zone	Single Detached House
West	(RF1) Single Detached Residential Zone	Single Detached Houses



FRONT OF HOUSE FROM WEST (Google Street View July 2018)

## Planning Analysis

### LAND USE COMPATIBILITY

The site is considered suitable for increased density and development intensity that the RF5 Zone would allow, due to the location along an arterial road, at the edge of the Prince Charles neighbourhood. The property is located midblock, between lots that are zoned RF3, which allows development up to 8.9 metres in height. While the (RF5) Row Housing Zone allows a maximum height of 10 metres, the difference is considered an appropriate transition from the RF3 Zone.

The site is within the boundaries of the Mature Neighbourhood Overlay, which applies to the RF5 Zone. Regulations in the RF5 Zone and Mature Neighbourhood Overlay include requirements for vehicular access to be from the laneway, respectful setbacks, articulation of the building facade, front entrances facing public roadways and window privacy.

### ZONING COMPARISON SUMMARY

	<b>RF3 + MNO</b> <i>Existing</i>	<b>RF5 + MNO</b> <i>Proposed</i>
<b>Principal Building</b>	Multi-Unit Housing	Multi-Unit Housing
<b>Height</b>	8.9 m	10.0 m
<b>Front Setback</b>	Determined based on adjacent front setback	Determined based on adjacent front setback
<b>Interior Side Setback</b>	1.2 m minimum on either side, but must be 2.7 m total (20% of Site Width total)	1.2 m on either side
<b>Rear Setback</b> (40% of Site Depth)	15.6 m	15.6 m
<b>Maximum No. Dwelling Units</b>	Three (3) Principal Dwellings Three (3) Secondary Suites  (minimum 150 m <sup>2</sup> site area/principal Dwelling)	Four (4) Principal Dwellings Four (4) Secondary Suites  (minimum 125 m <sup>2</sup> site area/principal Dwelling)
<b>Maximum No. Supportive Housing Units</b>	Permitted: up to 6 residents Discretionary: no maximum	Permitted: up to 6 residents Discretionary: no maximum
<b>Accessory Building</b>	Detached Garage	Detached Garage
<b>Height</b>	4.3 m	4.3 m
<b>Interior Side Setback</b>	0.9 m	0.9 m
<b>Flanking Side Setback</b>	2.0 m	2.0 m
<b>Rear Setback</b>	1.2 m	1.2 m

## **PLANS IN EFFECT**

There are no Plans in Effect for the Prince Charles Neighbourhood.

## **CITY PLAN ALIGNMENT**

The proposed application aligns with goals and policies of the City Plan, to increase density along key corridors and provide opportunities for permanent supportive housing. The City Plan calls for the development of a range of affordable housing options, and to reach the goal that no Edmontonian is in core housing need. This proposal meets this objective by providing permanent supportive housing within a mature community.

The proposed rezoning to RF5 is considered suitable at this location, as 127 Street NW is considered a secondary corridor, and is therefore identified for low to mid-rise development. Secondary corridors are identified as vibrant commercial and residential streets, with a variation in types of uses along the length. As this portion of the street is mostly residential, it is suitable to maintain the residential focus, while allowing a slight increase in development intensity. Over time, as this corridor continues to evolve and redevelop, it would be expected that the corners could be more at the mid-rise scale, and the locations mid-block would be suitable for low-rise development. The RF5 Zone, while an increase in scale from the surrounding RF3 properties, is on the smaller scale of what would be encouraged along this street as it evolves.

## **Technical Review**

### **TRANSPORTATION**

This site is located within the mature neighbourhood. With redevelopment of the site, vehicular access shall be to the rear alley to conform with the Mature Neighbourhood Overlay of the Zoning Bylaw. Access details are reviewed at the development permit stage with submission of a detailed site plan.

### **DRAINAGE**

Development allowed under the proposed zone would not have a significant impact on the existing drainage infrastructure in the area.

### **FIRE RESCUE SERVICES**

Following an Infill Fire Protection Assessment (IFPA) by Fire Rescue Services, it was concluded that existing on-street fire protection infrastructure is sufficient for development within the RF5 Zone.

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

## Community Engagement

<b>ADVANCE NOTICE</b> January 19, 2021	<ul style="list-style-type: none"><li>• Number of recipients: 28</li><li>• Number of responses with concerns: 2</li><li>• Comments included:<ul style="list-style-type: none"><li>• proposed zone is too intense for this small lot in the middle of the block</li><li>• lot is smaller than other row housing developments in the area under RF3</li><li>• RF5 will result in more density, traffic, parking issues, especially with the high traffic volumes and parking generated from the school up the street</li></ul></li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>• <a href="https://edmonton.ca/princecharlesplanningapplications">edmonton.ca/princecharlesplanningapplications</a></li></ul>

## Conclusion

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

## APPENDICES

- 1 Application Summary



## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19653
Location:	East side of 127 Street NW, between 122 and 123 Avenues NW
Address:	12211 127 Street NW
Legal Description(s):	Lot E, Block 30, Plan 1126HW
Site Area:	522.0 m <sup>2</sup>
Neighbourhood:	Prince Charles
Notified Community Organizations:	Prince Charles Community League Sherbrooke Community League
Applicant:	Rockliff Pierzchajlo Kroman Architects Ltd

### PLANNING FRAMEWORK

Current Zone and Overlay:	(RF3) Small Scale Infill Development Zone (MNO) Mature Neighbourhood Overlay
Proposed Zone and Overlay:	(RF5) Row Housing Zone (MNO) Mature Neighbourhood Overlay
Plans in Effect:	None
Historic Status:	None

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