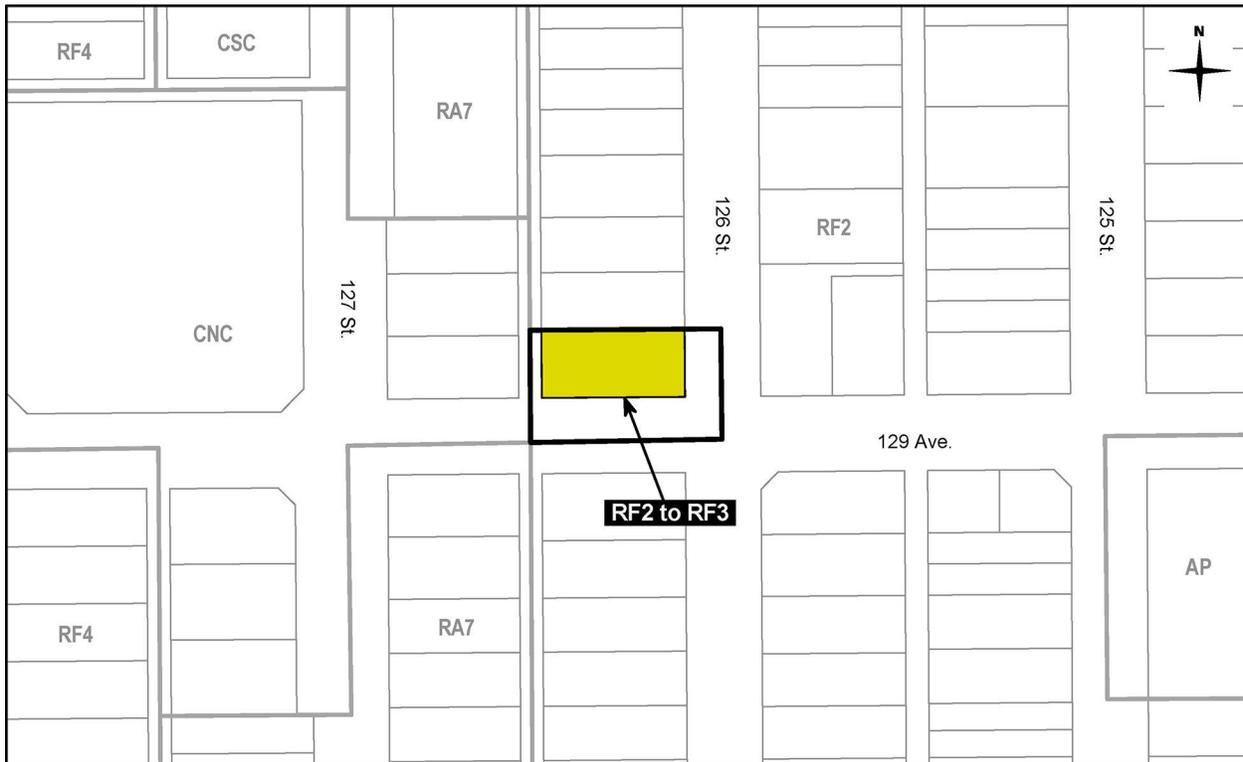




ADMINISTRATION REPORT **REZONING** CALDER

12612 - 129 Avenue NW

To allow for small scale infill development.



Recommendation: That Charter Bylaw 19710 to amend the Zoning Bylaw be APPROVED.

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

- it provides the opportunity for increased density and housing choice in the Calder community;
- it conforms to the Calder Neighbourhood Improvement Plan;
- it is located in close proximity to transit service;
- it provides sensitive transitions and setbacks to adjacent properties; and
- it is located on a corner lot, where row housing developments are generally supported under the (RF3) Small Scale Infill Development Zone.

Report Summary

This land use amendment application was submitted by Rajinder Verma on March 10, 2020. This application proposes to change the designation of one parcel from (RF2) Low Density Infill Zone to (RF3) Small Scale Infill Development Zone to allow for:

- up to four units of multi-unit housing; and
- a maximum building height of 8.9 metres (the same as under the current zoning).

This proposal is in alignment with the The City Plan by aligning with the goals and policies to accommodate all future growth for an additional 1 million people within Edmonton's existing boundaries. To do this, 50% of all new residential units are intended to be created at infill locations. It also conforms to the site's designation in the Calder Neighbourhood Improvement Plan.

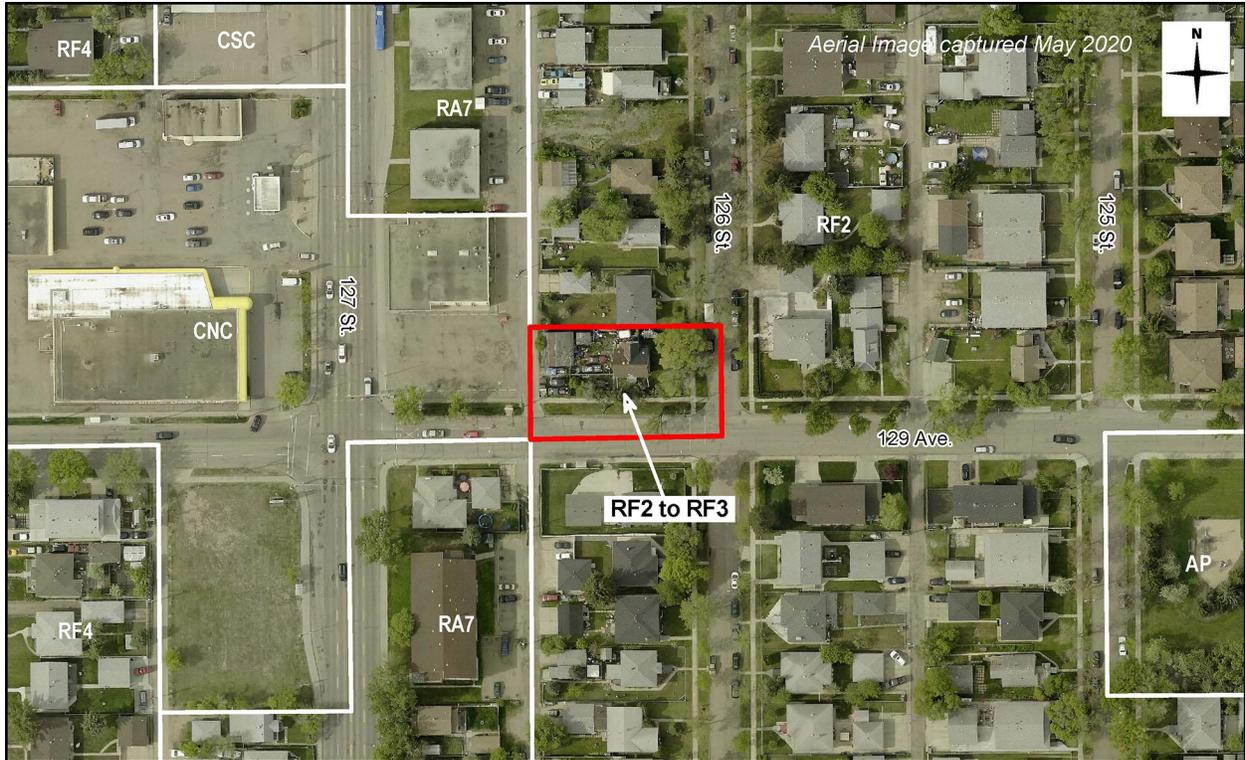
The Application

1. CHARTER BYLAW 19710 to amend the Zoning Bylaw from (RF2) Low Density Infill Zone to (RF3) Small Scale Infill Development Zone. The purpose of the proposed (RF3) Zone is to provide for a mix of small scale housing such as Single Detached, Duplex, Semi-detached, and Multi-unit Housing. The rezoning would increase the potential number of principal dwellings on the site from two to four depending on the future building design.

The stated intent of the applicant is to develop row housing with secondary suites.

Site and Surrounding Area

The site area is approximately 684 square metres and consists of one corner lot. It is located near the edge of the Calder neighbourhood, on the corner of 126 Street NW and 129 Avenue NW, which is a collector roadway. The site is approximately 260 metres walking distance to Athlone School and Athlone Park, and approximately 360 metres to Calder Library. It is also about approximately 45 metres from 127 Street NW, which is an arterial road. The nearest bus stop is across the street from the site on 129 Avenue NW, and bus service along 129 Avenue NW will be retained upon implementation of the Bus Network Redesign.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF2) Low Density Infill Zone	Single Detached House
CONTEXT		
North	(RF2) Low Density Infill Zone	Single Detached House
East	(RF2) Low Density Infill Zone	Single Detached House
South	(RF2) Low Density Infill Zone	Single Detached House
West	(CNC) Neighbourhood Convenience Commercial Zone	General Retail and Personal Service Shops



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 RF2 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 RF2 zone requires only 1.2 metres.

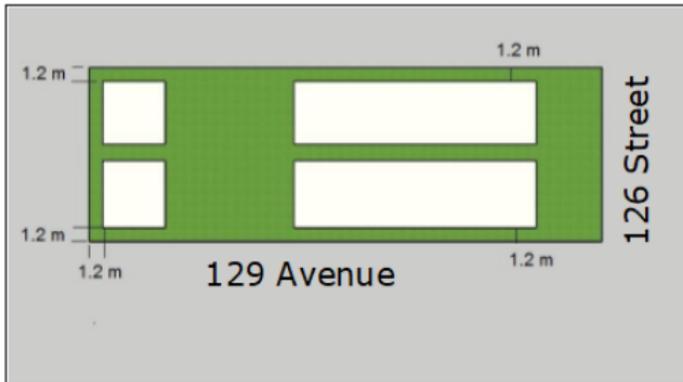
The RF3 Zone allows a higher site coverage than the RF2 Zone, but on this particular site the size of the building will be constrained by setback requirements, resulting in similar allowable built form to an RF2 development. The proposed zone will allow the division of the building into additional, smaller units. The land use activities that will be allowed on the site are residential in nature, and the same as those allowed in the RF2 Zone. 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 Calder neighbourhood. According to the 2016 Municipal Census, there were 44 row housing units in Calder, as compared to 1,208 single detached houses and 275 apartment units.

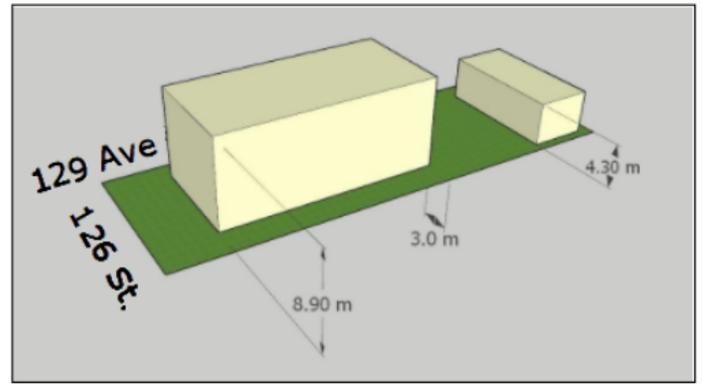
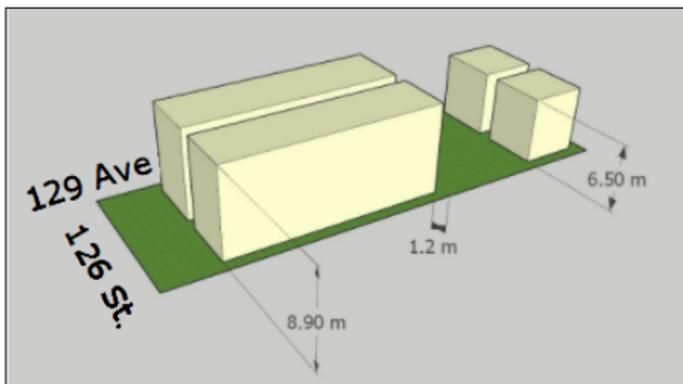
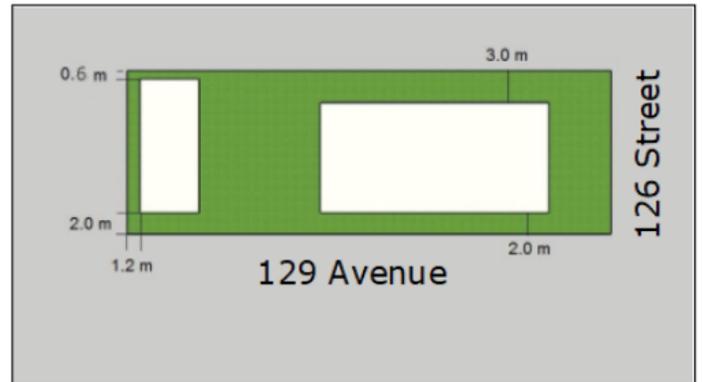
RF2 & RF3 COMPARISON SUMMARY

	RF2 <i>Current</i>	RF2 <i>Current</i>	RF3 <i>Proposed</i>
<u>Principal Building</u>	Single Detached Housing	Semi-Detached (permitted use)	Multi-Unit Housing
Height	8.9 m	8.9 m	8.9 m
Front Setback	Determined based on adjacent front setback	Determined based on adjacent front setback	Determined based on adjacent front setback
Interior Side Setback	1.2 m	1.2 m	3.0 m
Flanking Side Setback	1.2 m	1.8 m	2.0 m
Rear Setback (40% of Site Depth)	15.2 m	15.2 m	15.2 m
Maximum No. Dwelling Units	Two (2) Principal Dwellings Two (2) Secondary Suites Two (2) Garden Suites	Two (2) Principal Dwellings Two (2) Secondary Suites Two (2) Garden Suites	Four (4) Principal Dwellings Four (4) Secondary Suites Four (4) Garden Suites
<u>Accessory Building</u>	Garden Suite	Detached Garage	Detached Garage
Height	6.5 m	4.3 m	4.3 m
Interior Side Setback	1.2 m	0.9 m	0.6 m
Flanking Side Setback	1.2 m	1.8 m	2.0 m
Rear Setback	1.2 m	1.2 m	1.2 m

POTENTIAL RF2 BUILT FORM



POTENTIAL RF3 BUILT FORM



CALDER NEIGHBOURHOOD IMPROVEMENT PLAN

The site is located within the boundaries of the Calder Neighbourhood Improvement Plan, which is not a statutory plan. The plan designates the subject site for Small Scale Renewal/Rehabilitation. The proposed RF3 Zone is compatible with this designation.

Technical Review

Transportation

On June 23, 2020, City Council approved Open Option Parking, which provides developers' flexibility to choose the amount of parking that they feel is appropriate for their projects. The parking supply for this project will accordingly be determined at the development permit stage.

Drainage

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

EPCOR Water

The applicant is required to construct approximately 175 metres of new water main along 126 Street NW complete and one new hydrant.

Community Engagement

ADVANCE NOTICE January 20, 2021	<ul style="list-style-type: none">• No responses received
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/calder

Conclusion

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19710
Location:	North of 129 Avenue NW and west of 126 Street NW
Address:	12612 - 129 Avenue NW
Legal Description:	Lot 19, Block , Plan 3900ET
Site Area:	684 square metres
Neighbourhood:	Calder
Notified Community Organizations:	Calder Community League and the Edmonton Area Council One Society Area Council
Applicant:	Rajinder Verma

PLANNING FRAMEWORK

Current Zone and Overlay:	(RF2) Low Density Infill Zone and Mature Neighbourhood Overlay
Proposed Zone and Overlay:	(RF3) Small Scale Infill Development Zone and Mature Neighbourhood Overlay
Plan in Effect:	Calder Neighbourhood Improvement Plan

Written By:
Approved By:
Branch:
Section:

Jeff Booth
Tim Ford
Development Services
Planning Coordination