



## ADMINISTRATION REPORT **REZONING** CALDER

### 13046 - 117 Street NW

To allow for the development of small scale infill housing.



**Recommendation:** That Charter Bylaw 19680 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone be APPROVED.

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

- supports the development of housing within the “missing middle”;
- contributes to the City Plan goal to accommodate future growth to a population of 1.25 million within Edmonton’s existing boundaries; and
- provides renewal opportunities within the neighbourhood.

## Report Summary

This land use amendment application was submitted by Niraj Nath on January 14, 2021 on behalf of landowners Alvin and Kelvin Nand. This application proposes to change the designation of one parcel from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone to allow for the stated intention of multi-unit housing, in the form of row housing, with Secondary Suites. The developer also indicated they intend to provide one garage with four separate bays with the development.

This proposal is in alignment with the City Plan (MDP):

- to enable ongoing residential infill to occur at a variety of scales, densities and designs within all parts of the residential areas.
- to accommodate future growth to a population of 1.25 million within Edmonton's existing boundaries.

The property is identified as a "Single Family District" in the Calder Neighbourhood Improvement Plan.

## The Application

CHARTER BYLAW 19680 proposes to amend the Zoning Bylaw to (RF3) Small Scale Infill Development Zone.

## Site and Surrounding Area

The site is a corner lot, and is generally located in the north central area of the neighborhood, approximately one block from 132 Avenue NW, an arterial road.



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(RF1) Single Detached Residential Zone	Vacant house
<b>CONTEXT</b>		
North	(RF1) Single Detached Residential Zone	Single Detached Housing
East	(RF1) Single Detached Residential Zone	Single Detached Housing
South	(RF1) Single Detached Residential Zone	Single Detached Housing
West	(US) Urban Services Zone	School site across the lane



VIEW OF SITE LOOKING WEST FROM THE CORNER OF 130 AVENUE NW AND 117 STREET NW

## Planning Analysis

### LAND USE COMPATIBILITY

The surrounding area is generally developed with older, single detached housing, except for the St. Edmund Catholic School site to the west, across the lane. The Mature Neighbourhood Overlay (MNO) applies to the site which can modify some RF3 regulations (i.e. Setbacks, Height), in order to be sensitive to surrounding single family RF1 developments. The MNO also requires site access to be off the lane.

### PLANS IN EFFECT

The subject property is located in the Calder Neighborhood which has a Neighbourhood Improvement Plan (NIP), a non-statutory plan, approved by Council in 1977. Neighbourhood Improvement Plans were prepared in response to Federal Government funding under the Neighbourhood Improvement Program (1973-1978) to help conserve and rehabilitate existing housing stock and to upgrade existing social and recreational facilities and municipal services. Over the last +40 years there have been many changes to city wide policies to support the intensification of older neighbourhoods. The proposed rezoning continues to support



neighbourhood renewal and will contribute to the provision of varied housing types within the community.

### **CITY PLAN Alignment**

Calder is located within the Northwest District generally at the southern end of the District. The proposed rezoning supports the direction outlined in the City Plan:

- to enable ongoing residential infill to occur at a variety of scales, densities and designs within all parts of the residential areas.
- to accommodate future growth to a population of 1.25 million within Edmonton's existing boundaries.

### **RESIDENTIAL INFILL GUIDELINES**

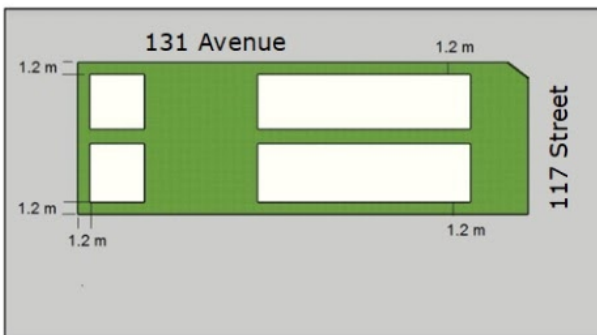
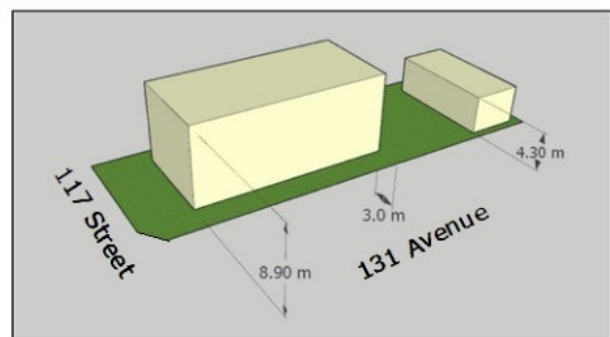
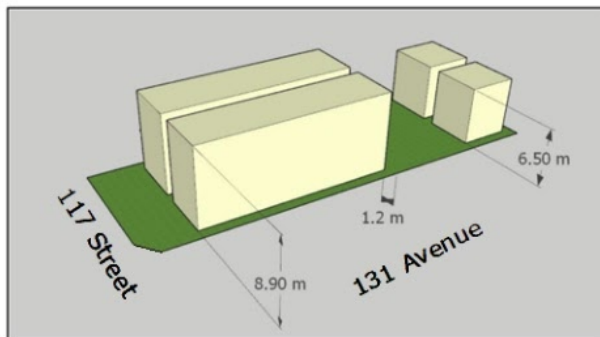
The Residential Infill Guidelines supports "small scale infill" in certain locations. While row housing is considered "small scale infill", the guidelines suggest that row house development be on lots fronting or flanking an arterial or service road, or on lots fronting a school or park site. While these specific locational attributes do not describe this site, the following attributes of this site should be taken into consideration as being suitable for row house development. It is a corner lot located:

- in a mature neighbourhood where intensification is generally desired from a city wide policy perspective;
- in close proximity (one block) to 132 Avenue NW, an arterial road;
- across the lane from the north portion of the St. Edmund School site; and
- is within walking distance to Keyano Park.

### **RF1 & RF3 COMPARISON SUMMARY**

	<b>RF1</b> <i>Current</i>	<b>RF3</b> <i>Proposed</i>
<b>Principal Building</b>	Single Detached Housing	Multi-Unit Housing
<b>Height</b>	8.9 m	8.9 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	3.0 m
<b>Flanking Side Setback</b>	1.2 m	2.0 m
<b>Rear Setback</b> (40% of Site Depth)	18.1 m	18.1 m
<b>Maximum No. Dwelling Units</b>	Two (2) Principal Dwellings <sup>1</sup> Two (2) Secondary Suites Two (2) Garden Suites	Four (4) Principal Dwelling Four (4) Secondary Suites
<b>Accessory Building</b>	Garden Suite	Detached Garage <sup>3</sup>
<b>Height</b>	6.5 m	4.3 m

<b>Interior Side Setback</b>	1.2 m	0.9 m
<b>Flanking Side Setback</b>	1.2 m	2.0 m
<b>Rear Setback</b>	1.2 m	1.2 m
Notes: <sup>1</sup> Lot Subdivision Required to accommodate two principal structures/dwellings.		

**POTENTIAL RF1 BUILT FORM****POTENTIAL RF3 BUILT FORM**

## Technical Review

**Transportation** advisements include the following:

- Vehicular access for future development should be to the adjacent alley in conformance with the Mature Neighbourhood Overlay.
- The existing boulevard trees must be protected during construction.
- Neighbourhood renewal for the Calder Neighbourhood is scheduled to begin in the spring of 2021.

**Drainage** advised that no storm servicing currently exists for the rezoning area and that a storm sewer service connection to the property is required for multi-unit development. Storm sewer service is available, at the owner's cost, by connection to the existing public combined sewer main within 131 Avenue NW or 117 Street NW.

**Transit** advised that 132 Avenue is retaining transit service along 132 Avenue NW with implementation of the Bus Network Redesign.

**EPCOR Water** advised the following:

- The existing water service is not of sufficient size for the proposed development.
- A review of on-site water demands and service line capacity with a qualified engineer to determine the size of service required and ensure adequate water supply to the proposed development is required.
- All costs associated with providing City standards of water supply including any changes to the existing water infrastructure will be the responsibility of the owner/applicant.

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

## Community Engagement

<b>ADVANCE NOTICE</b> Date	<ul style="list-style-type: none"> <li>• Number of recipients: 27</li> <li>• One response received. Generally supports redevelopment of the site as the existing building is vacant and a nuisance; however, there is concern with the lack of parking options for the proposed number of Dwellings.</li> </ul>
<b>WEBPAGE</b>	<a href="https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/calder-planning-applications.aspx">https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/calder-planning-applications.aspx</a>

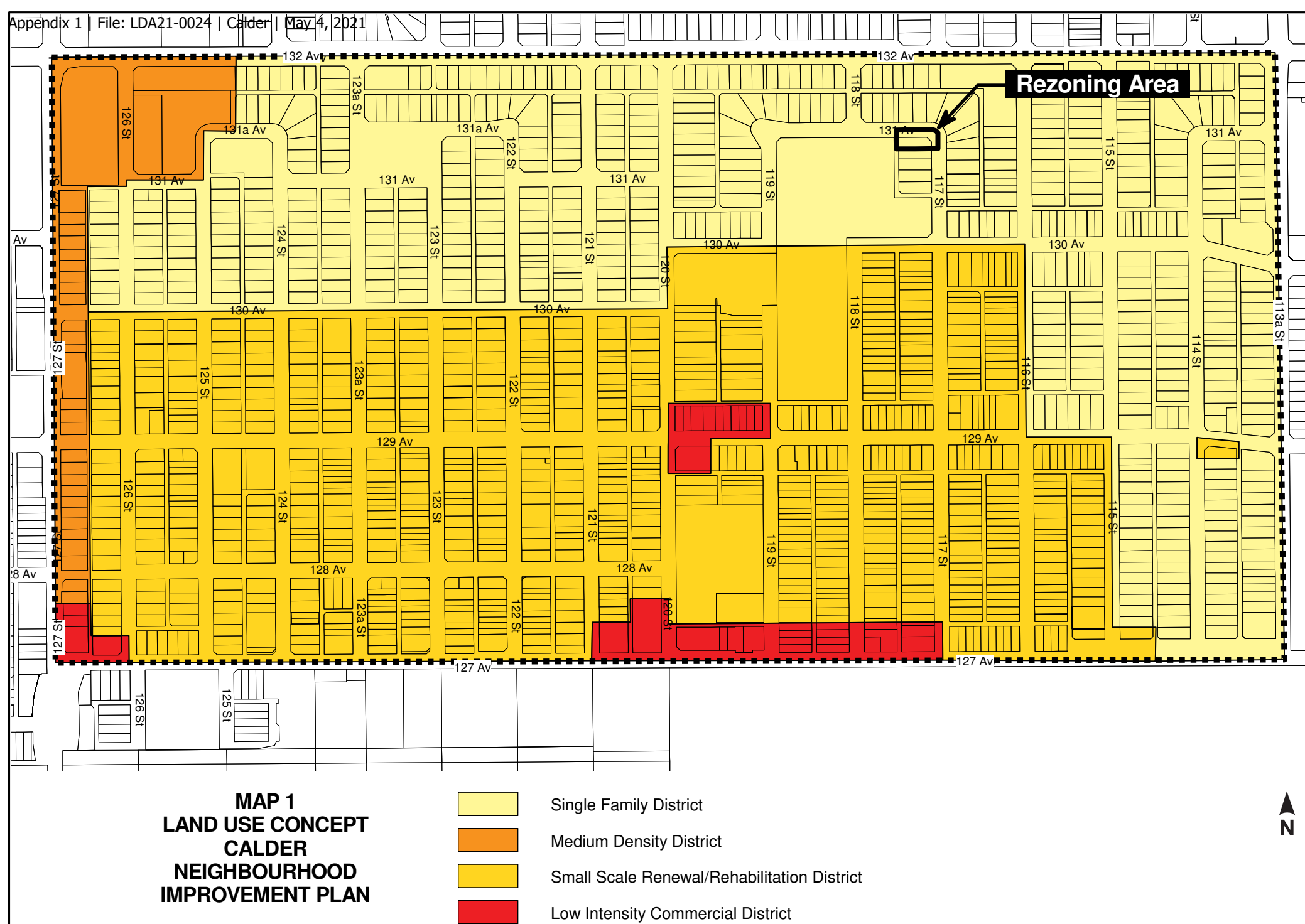
The Zoning Bylaw does not require the provision of residential parking; however, the applicant has stated that they intend to provide one garage with four separate bays with the development.

## Conclusion

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

## APPENDICES

- 1 Context Plan Map
- 2 Application Summary



**Note:** Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19680
Location:	South of 131 Avenue NW and west of 117 Street NW
Address:	13046 - 117 Street NW
Legal Description:	Lot 6, Block 9, Plan 3333KS
Site Area:	645 m <sup>2</sup>
Neighbourhood:	Calder
Notified Community Organizations:	Calder Community League Edmonton Area Council One Society Area Council
Applicant:	Niraj Nath

### PLANNING FRAMEWORK

Current Zone and Overlay:	(RF1) Single Detached Residential Zone (MNO) Mature Neighbourhood Overlay
Proposed Zone and Overlay:	(RF3) Small Scale Infill Development Zone (MNO) Mature Neighbourhood Overlay
Plan in Effect:	Calder Neighbourhood Improvement Plan
Historic Status:	n/a

Written By:  
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