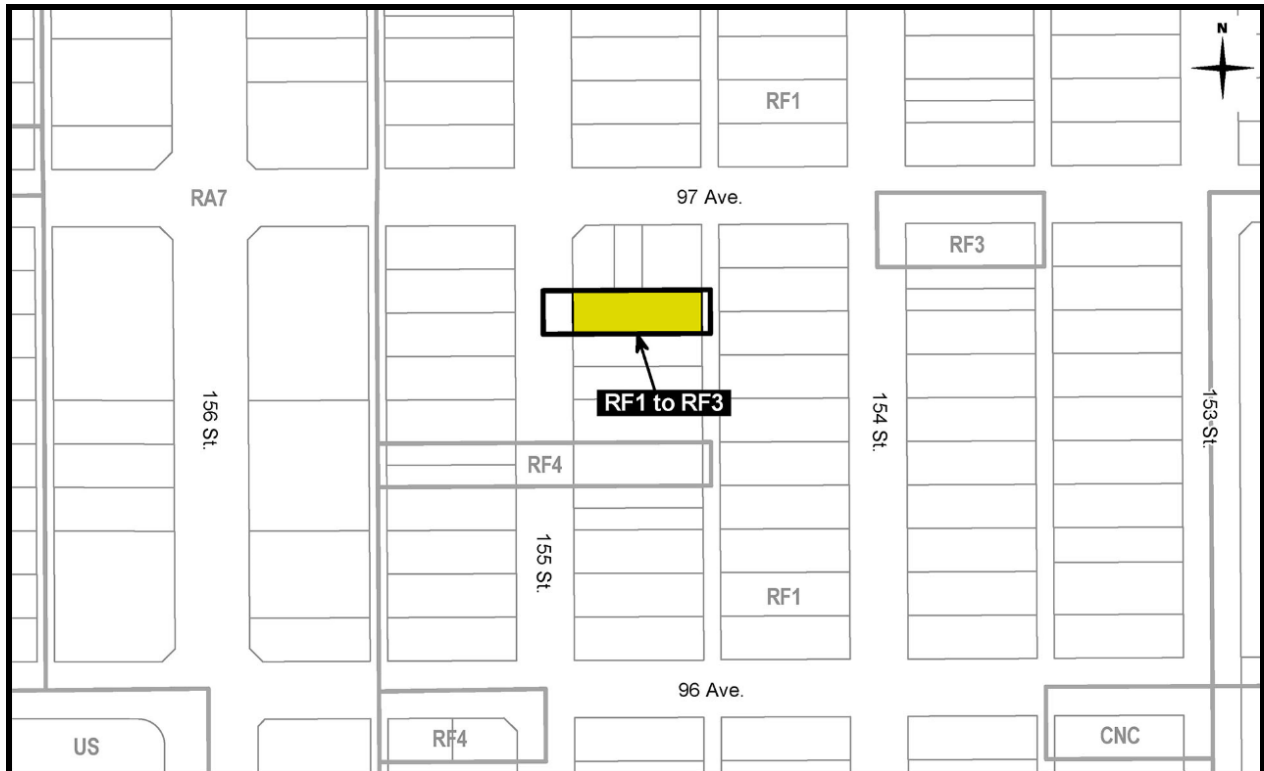




ADMINISTRATION REPORT **REZONING** WEST JASPER PLACE

9645 155 Street NW

To allow for small scale infill development.



Recommendation: That Charter Bylaw 19780 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:

- the moderate increase in allowable density provides an opportunity for a more efficient building with a sensitive and compatible built form; and
- the application conforms with the intent of the Jasper Place Area Redevelopment Plan.

Report Summary

This land use amendment application was submitted by Calibre Master Builder on March 5, 2021. This application proposes to change the designation of a corner parcel from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone to allow the development of small scale housing such as Single Detached, Semi-detached or Multi-unit Housing. The Mature Neighbourhood Overlay would continue to apply to the site to ensure the future built form remains compatible with the existing residential neighbourhood. The applicant's intent is to develop row housing.

This proposal is in alignment with the goals and policies of the City Plan to accommodate all future growth for an additional 1.25 million population within Edmonton's existing boundaries. To do this, 50% of all new residential units are intended to be created at infill locations. The subject site is within the Jasper Place Area Redevelopment Plan (ARP).

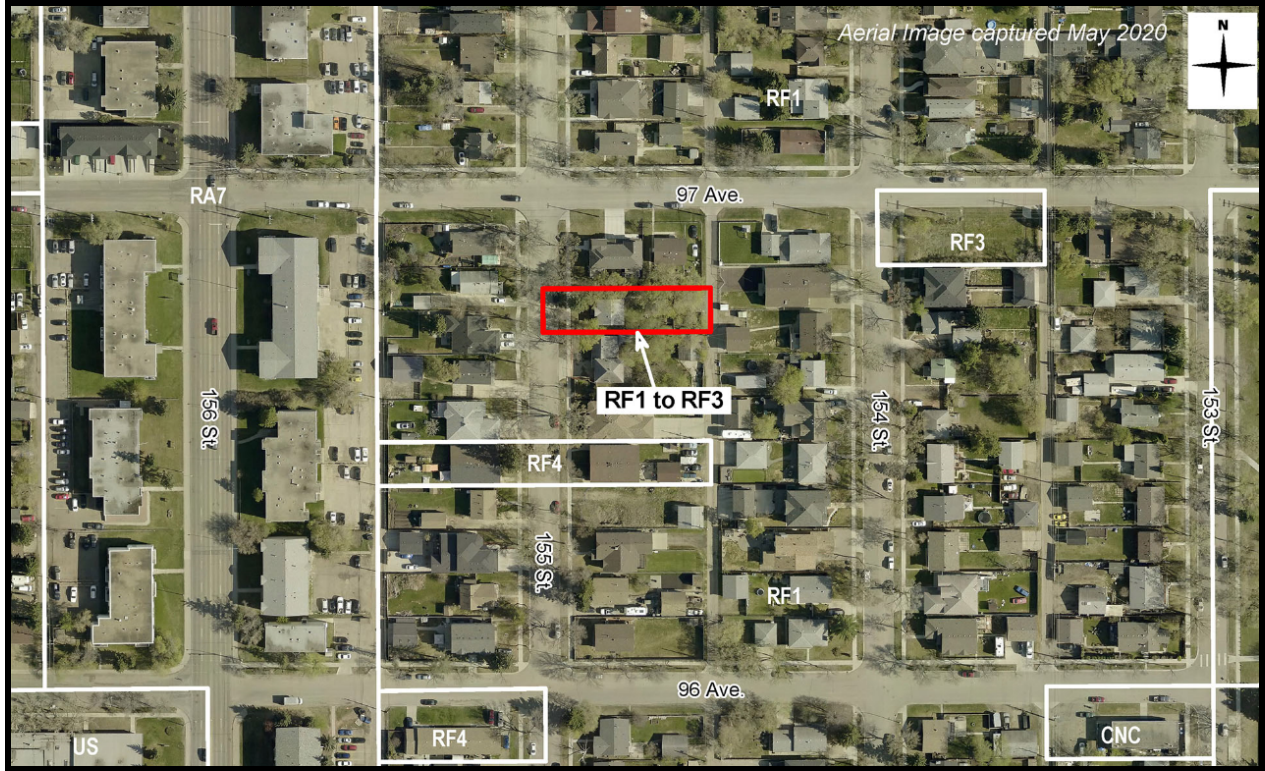
The application conforms to the Jasper Plan ARP, which designates this site for Transit Oriented Housing, which aligns with the general purpose and uses allowed in the proposed RF3 Zone.

The Application

1. CHARTER BYLAW 19780 to amend the Zoning Bylaw from (RF1) Single Detached Residential 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.

Site and Surrounding Area

The 687 m² site is located one lot south of the corner lot on 97 Avenue NW. The property is surrounded by low-density residential dwellings zoned RF1. The site is also one block east of the Valley Line West LRT route.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF1) Single Detached Residential Zone	Single Detached House
CONTEXT		
North	(RF1) Single Detached Residential Zone	Single Detached House
East	(RF1) Single Detached Residential Zone	Single Detached House
South	(RF1) Single Detached Residential Zone	Single Detached House
West	(RF1) Single Detached Residential Zone	Single Detached House

Planning Analysis

LAND USE COMPATIBILITY

The proposed RF3 Zone is subject to the Mature Neighborhood Overlay (MNO) in this location, which is designed to ensure that infill development, such as row housing, is sensitive to its surrounding context. The proposed development will be limited to a maximum height of 8.9 metres and any vehicular access will be required from the alley.

ZONING COMPARISON SUMMARY

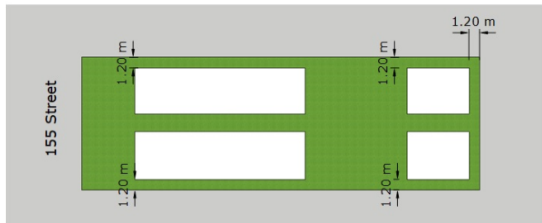
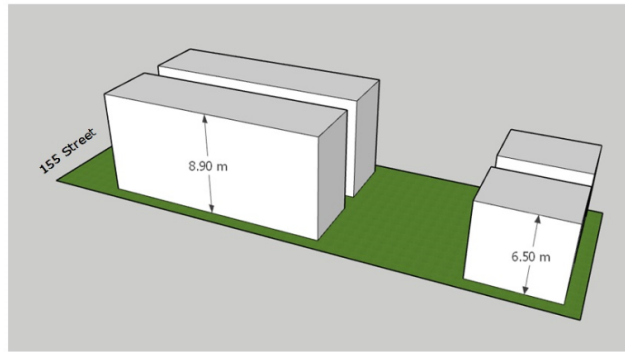
	RF1 + MNO <i>Current</i>		RF3 + MNO <i>Proposed</i>	
Principal Building	Single Detached Housing		Multi-Unit Housing	
Height	8.9 m		8.9 m	
Front Setback 1.5 m less than adjacent front setback	Approximately 6.0 m		Approximately 6.0 m	
Interior Side Setback	1.2 m		3.0 m	
Rear Setback (40% of Site Depth)	19.7 m		19.7 m	
Maximum No. Dwelling Units	Two (2) Principal Dwellings ¹ Two (2) Secondary Suites Two (2) Garden Suites		Five (5) Principal Dwellings Five (5) Secondary Suites ² Five (5) Garden Suites ²	
Accessory Building	Garden Suite ²	Detached Garage	Garden Suite ²	Detached Garage
Height	6.5 m	4.3 m	6.5 m	4.3 m
Interior Side Setback	1.2 m	0.6 m	1.2 m	0.6 m
Flanking Side Setback	1.2 m	1.2 m	2.0 m	2.0 m
Rear Setback	1.2 m	1.2 m	1.2 m	1.2 m

Notes:

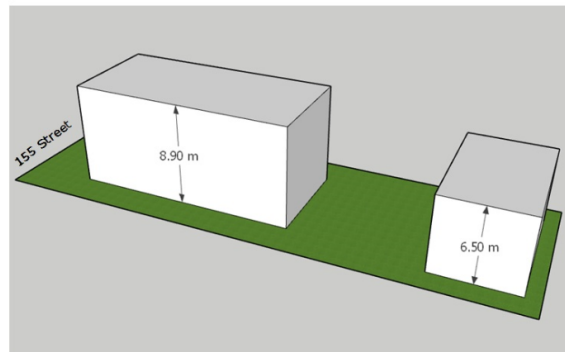
¹ Lot Subdivision would be required to accommodate two Single Detached principal structures/dwellings under RF1. Semi-detached could be built without subdividing under RF1.

² Secondary Suites and Garden Suites are allowed with each existing principal dwelling, the likelihood of these suites diminishes as the number of principal dwellings increases.

POTENTIAL RF1 BUILT FORM W/GARDEN SUITES



POTENTIAL RF3 BUILT FORM W/GARDEN SUITES



PLAN IN EFFECT

The Jasper Place Area Redevelopment Plan (ARP) identifies this site within the Transit Oriented Housing area. The purpose of Transit Oriented Housing is to encourage a range of ground-oriented housing options in proximity to services and transit. The subject site is well situated approximately one block east of the Valley Line West LRT route. The use of the proposed RF3 zone implements the policies of the Jasper Place.

CITY PLAN

The proposed rezoning aligns with the goals and policies of the City Plan, which encourages increased density at a variety of scales, densities and designs. The application helps to achieve the goal of 50% of new units added through infill city wide.

Technical Review

Transportation

With redevelopment of the site, vehicular access will be from the adjacent lane in conformance with the Mature Neighbourhood Overlay.

Drainage

Permanent sanitary servicing to the subject rezoning area is available from the existing 200mm sanitary sewer main within 155 Street NW.

No storm sewer service connections currently exist to the subject rezoning area. As per the Drainage Bylaw, a storm sewer service connection to the property will be required at the development permit.

EPCOR Water

There is a deficiency in on-street hydrant spacing (distance between fire hydrants) adjacent to the property. City of Edmonton Standards requires hydrant spacing of 90m for the proposed zoning. Hydrant spacing in the area is approximately 98m on 98 Avenue and there are no hydrants on 155 Street. After applying Edmonton Fire Rescue Services' (EFRS) Guideline for Accepting Spacing Deficiencies between Existing Hydrant, it was determined that the existing hydrant spacing gap is acceptable. Therefore, no upgrades to the existing municipal on-street fire protection infrastructure are required for this application.

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

Community Engagement

<p>ADVANCE NOTICE March 29, 2021</p>	<ul style="list-style-type: none">● Number of recipients: 30● Two emails and a phone call were received in opposition to this rezoning. The residents relayed concerns that the ARP did not reflect the density of development envisioned by the community at the outset of the ARP planning process and the level of development under the RF3 zone allows for too many units on a single lot.
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Conclusion

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

APPENDICES

- 1 Context Plan Map
- 2 Application Summary

PROPOSED LAND USE

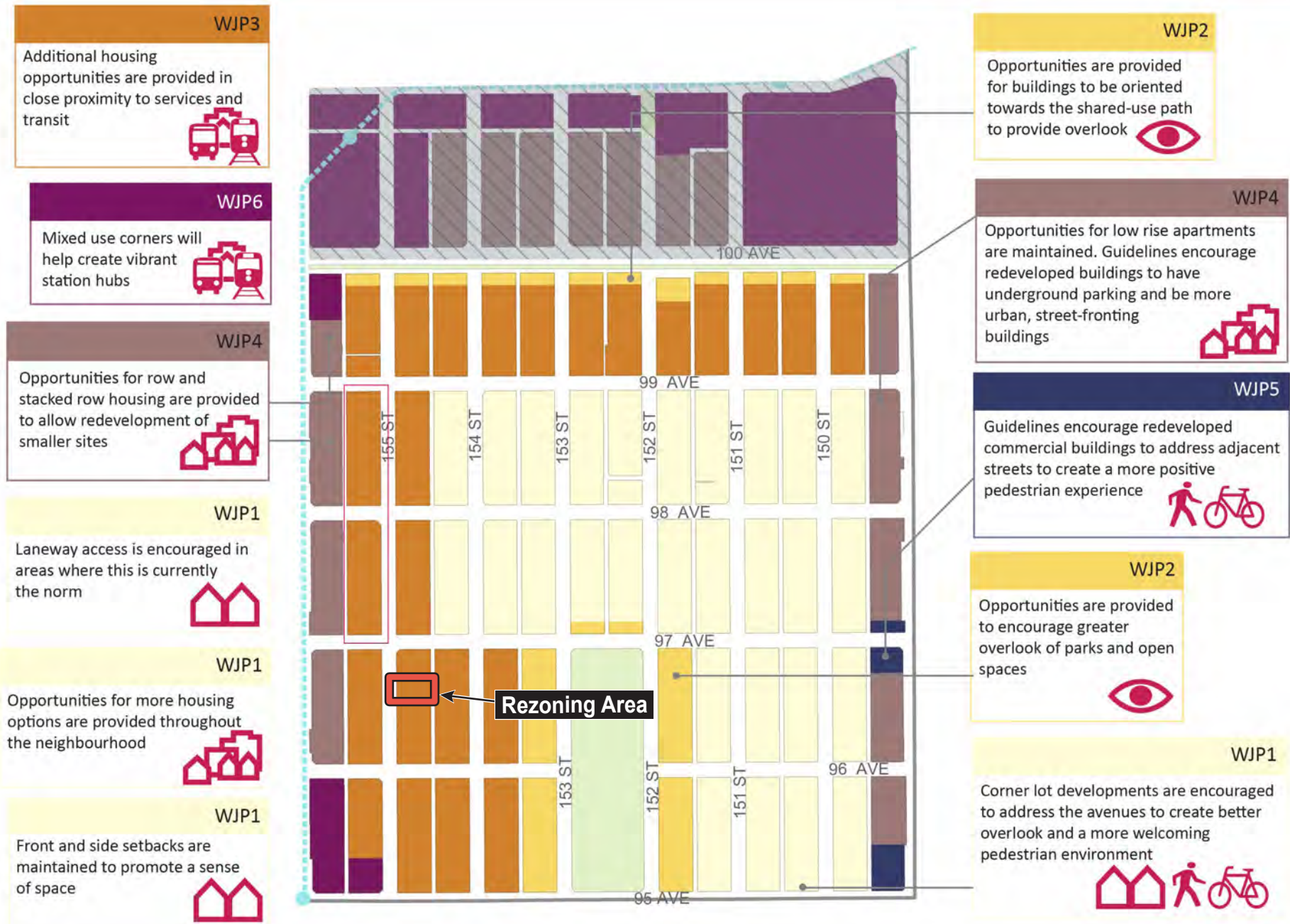


Figure 14: West Jasper Place proposed land use

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw(s)/Charter Bylaw(s):	19780
Location:	South of 97 Avenue NW and east of 155 Street NW
Address(es):	9645 - 155 STREET NW
Legal Description(s):	Plan 6871ET Blk 15 Lot 20
Site Area:	0.0687 ha
Neighbourhood:	West Jasper Place
Notified Community Organization(s):	West Jasper Sherwood
Applicant:	Caliere Master Builder

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(RF1) Single Detached Residential Zone
Proposed Zone(s) and Overlay(s):	(RF3) Small Scale Infill Development Zone
Plan(s) in Effect:	Jasper Place Area Redevelopment Plan
Historic Status:	None

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