



## ADMINISTRATION REPORT **REZONING** GLENWOOD

### 9511 160 Street NW

To allow for small scale infill development.



**Recommendation:** That Charter Bylaw 19801 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 slight 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 Green Space Alliance on March 25, 2021 on behalf of Ravi Prakash and Khushabu Kumari. 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 (JPARP).

The application conforms to the JPARP, which designates this site for Active Edge Housing, aligning with the general purpose and uses allowed in the proposed RF3 Zone.

## The Application

1. CHARTER BYLAW 19801 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 site is located east of 160 Street NW and north of 95 Avenue NW. The properties to the east, south and west are occupied by single detached houses zoned (RF1) Single Detached Residential Zone. To the north across the laneway is a park zoned (AP) Public Park.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(RF1) Single Detached Residential Zone	Single Detached House
<b>CONTEXT</b>		
North	(AP) Public Park Zone	Public Park
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



LOOKING NORTHEAST FROM THE CORNER OF 160 STREET AND 95 AVE NW

## Planning Analysis

### LAND USE COMPATIBILITY

The subject property is a corner site, surrounded by roadways on three sides, one of which is a collector road. The site is located in a mature neighbourhood with strong connectivity both locally and to the broader city networks. The proposed RF3 Zone is subject to the Mature Neighborhood Overlay (MNO), 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. The main difference between the RF1 and the RF3 Zones is the number of principal dwellings allowed on the property. There are some minor differences in the setbacks, such that building multi-unit housing under the RF3 Zone would require a larger interior setback than development under the RF1 Zone. For these reasons, the proposed rezoning is considered to be sensitive intensification.

### ZONING COMPARISON SUMMARY

	<b>RF1 + MNO</b> <i>Current</i>	<b>RF3 + MNO</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> within 1.5 m of adjacent front setback	Approximately 6.5 m	Approximately 6.5 m
<b>Flanking Side</b>	1.2 m	2.0 m

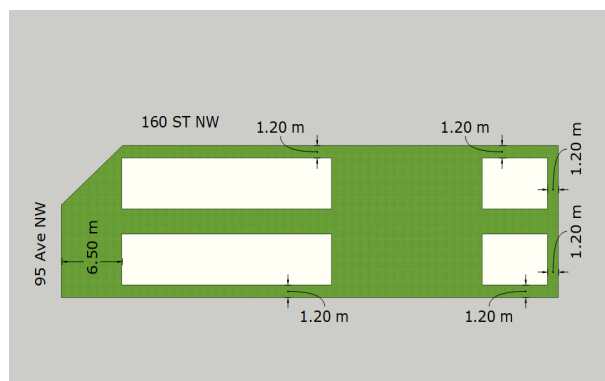
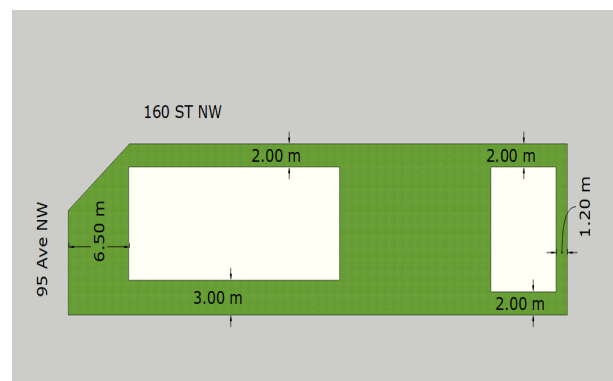


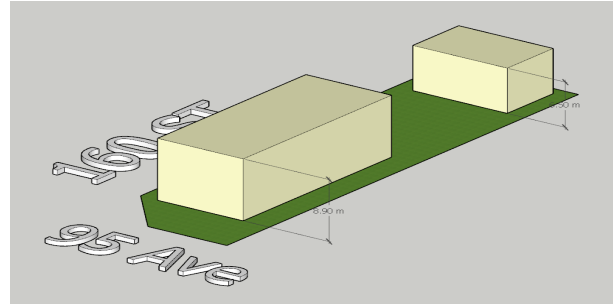
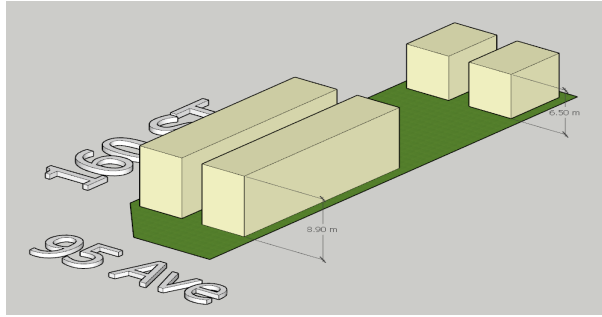
<b>Setback</b>				
<b>Interior Side Setback</b>	1.2 m		3.0 m	
<b>Rear Setback</b> (40% of Site Depth)	21.6 m		21.6 m	
<b>Maximum No. Dwelling Units</b>	Two (2) Principal Dwellings <sup>1</sup> Two (2) Secondary Suites Two (2) Garden Suites		Five (5) Principal Dwellings Five (5) Secondary Suites <sup>2</sup> Five (5) Garden Suites <sup>2</sup>	
<b>Accessory Building</b>	Garden Suite <sup>2</sup>	Detached Garage	Garden Suite <sup>2</sup>	Detached Garage
<b>Height</b>	6.5 m	4.3 m	6.5 m	4.3 m
<b>Interior Side Setback</b>	1.2 m	0.6 m	1.2 m	0.6 m
<b>Flanking Side Setback</b>	1.2 m	1.2 m	2.0 m	2.0 m
<b>Rear Setback</b>	1.2 m	1.2 m	1.2 m	1.2 m

**Notes:**

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

<sup>2</sup>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. Section 87 states that the minimum Side Setback shall be the same as that prescribed for Single Detached Housing in the underlying district.

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



## THE JASPER PLACE AREA REDEVELOPMENT PLAN (ARP)

The Jasper Place ARP is in effect for this area. This rezoning conforms with the Jasper Place Area Redevelopment Plan which designates this site as Active Edge Housing. The purpose of the Active Edge Housing designation is to support a safe neighbourhood by focusing a variety of ground-oriented housing opportunities around parks and open spaces to increase visibility and overlook in these areas and to create a strong neighbourhood frontage along key community corridors and across from multi-family housing. Row Housing which can be accommodated by the Multi-unit Housing use permitted by the proposed RF3 Zone, is a supported built form under this designation.

## THE CITY PLAN

The proposed rezoning supports the direction outlined in the City Plan by enabling ongoing residential infill to occur at a variety of scales, densities and designs within all parts of the residential areas and accommodating future growth to a population of 1.25 million within Edmonton's existing boundaries.

Transportation

## Technical Review

### Transportation

At the development permit stage, the owner will be required to remove the existing site access off 160 Street, restore the sidewalk, boulevard and curb and gutter to the satisfaction of Subdivision and Development Coordination.

### Drainage

Permanent sanitary servicing to the subject rezoning area is available from the existing 200mm sanitary sewer main within 95 Avenue 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. Storm sewer service would then be available, at the owner's cost, through a new service connection to the existing 825mm storm sewer main within 160 Street.

## 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. The applicant is required to construct approximately 170m of new water mains and one new hydrant at their expense.

Edmonton Fire Rescue Services' (EFRS) is currently reviewing the Guideline for Accepting Spacing Deficiencies between Existing Hydrant, at this location. If it doesn't meet standards, then the upgrades will be required to the satisfaction of Subdivision and Development Coordination.

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

## Community Engagement

<b>ADVANCE NOTICE</b> June 22, 2021	<ul style="list-style-type: none"><li>• Number of recipients: 22</li><li>• No responses received</li></ul>
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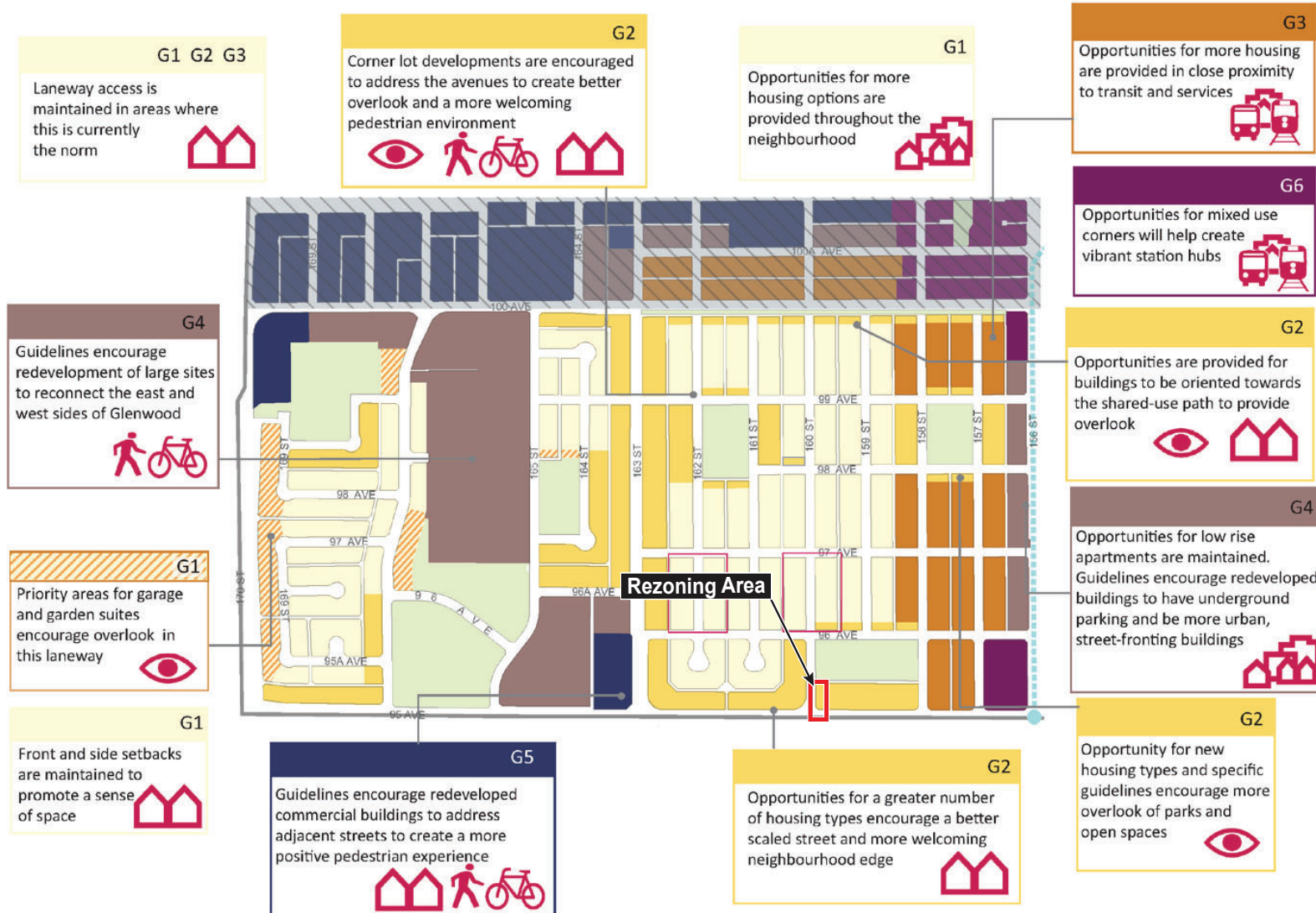
## Conclusion

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

## APPENDICES

- 1 Context Plan Map
- 2 Application Summary

## PROPOSED LAND USE



Bylaw 19067, Amendment to Jasper Place Area Redevelopment Plan, Figure 12: Glenwood proposed land use



## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Bylaw(s)/Charter Bylaw(s):	19801
Location:	East of 160 Street NW and north of 95 Avenue NW
Address(es):	9511 - 160 STREET NW
Legal Description(s):	Plan 6077KS Blk 25 Lot 1
Site Area:	794 m2
Neighbourhood:	Glenwood
Notified Community Organization(s):	Glenwood and Meadowlark Community leagues
Applicant:	GSA Consulting Inc.

### 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 and Mature Neighbourhood Overlay
Plan(s) in Effect:	Jasper Place Area Redevelopment Plan
Historic Status:	None

Written By:	Don Read
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Branch:	Development Services
Section:	Planning Coordination