



ADMINISTRATION REPORT REZONING SHERWOOD

9301 152 Street NW

To allow for small scale infill development.



Recommendation: That Charter Bylaw 19843 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 provides the opportunity for increased density and housing diversity in the Sherwood neighbourhood;
- it provides sensitive transitions and setbacks to adjacent properties; and
- 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 Mohamed Chaaban on May 7, 2021 on behalf of Ymc Development Corporation. 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 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 50% of all new residential units within Edmonton's boundaries. There is no local area plan in effect.

The Application

CHARTER BYLAW 19843 is to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone. The purpose of the 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.

Site and Surrounding Area

The site is located within the Sherwood community at the corner of two local roads. It is approximately 300 metres west of 149 Street NW (a secondary corridor according to City Plan), 315 metres south of 95 Avenue NW (rapid transit bus route), and approximately 800 m walking distance east of the future Glenwood/Sherwood LRT Stop on 156 Street.

The neighbourhood is mostly zoned RF1; however, there are properties scattered throughout that have been rezoned to allow for a variety of infill opportunities, see aerial image below for reference.



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



View of site from 152 Street NW
(Google Street View July 2014)



View of site from 93 Avenue NW
(Google Street View July 2014)

Planning Analysis

LAND USE COMPATIBILITY

The subject property is a corner site, surrounded by roadways on three sides, and is located in a mature neighbourhood with good connectivity both locally and to the broader city networks.

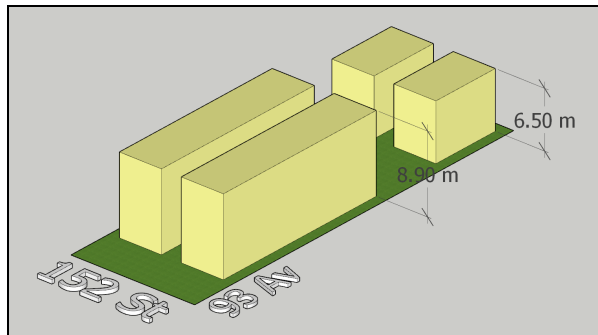
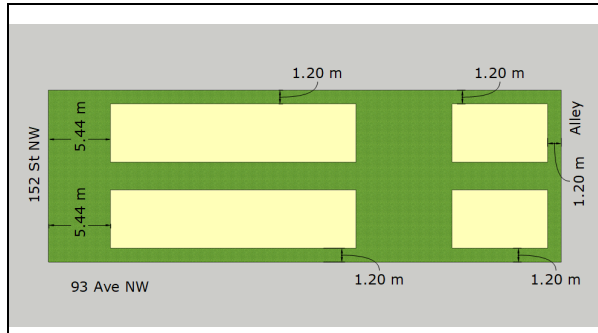
The proposed RF3 Zone is subject to the Mature Neighborhood Overlay (MNO) in this location, which is designed to ensure that infill development, such as row housing, is sensitive to its surrounding context. The MNO will limit the proposed development to a maximum height of 8.9 metres and will require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

considered to be sensitive intensification because the built form is limited to the same height and the interior side setback is increased from what is permitted under RF1.

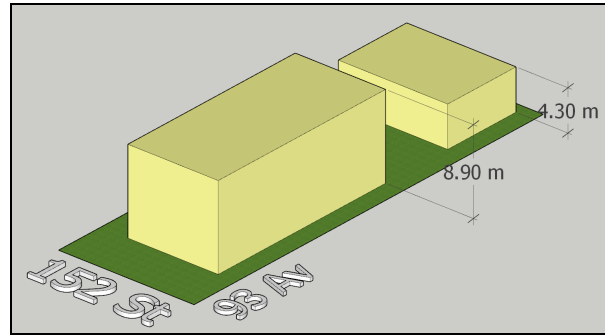
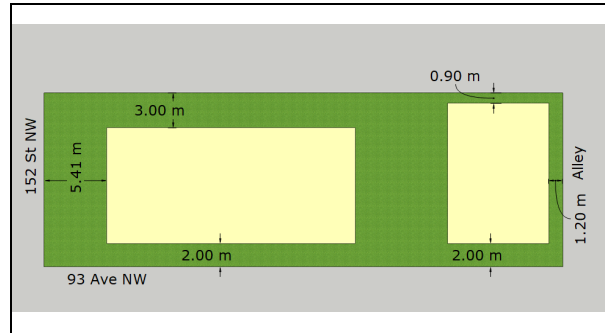
RF1 & RF3 COMPARISON SUMMARY

	RF1 <i>Current</i>		RF3 <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 abutting front setback)	approximately 5.44 m		approximately 5.44 m	
Interior Side Setback	1.2 m		3.0 m	
Flanking Side Setback	1.2 m		2.0 m	
Rear Setback (40% of Site Depth)	18.0 m		18.0 m	
Maximum No. Dwelling Units	Two (2) Principal Dwellings ¹ Two (2) Secondary Suites ¹ Two (2) Garden Suites ¹		Four (4) Principal Dwellings ² Four (4) Secondary Suites ² Four (4) Garden Suites ²	
Accessory Building	Garden Suite	Detached Garage	Garden Suite	Detached Garage
Height	6.5 m	4.3 m	6.5 m	4.3 m
Interior Side Setback	1.2 m	0.6 m	3.0 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 increase as such Detached Garage is used for comparison				

POTENTIAL RF1 BUILT FORM W/GARDEN SUITES



POTENTIAL RF3 BUILT FORM W/DETACHED GARAGE



PLANS IN EFFECT

There are no plans in effect for this area.

City Plan Alignment

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. The site is on a corner, within two blocks of 149 Street, which is a secondary corridor at this location. Secondary corridors are intended to be one to three blocks wide, and generally more residential focused than primary corridors. The site is considered suitable for increased density.

Technical Review

Transportation

With redevelopment of the site, vehicular access shall be to the rear alley only, to conform with the Mature Neighbourhood Overlay of the Zoning Bylaw. The owner would be required to remove the existing residential vehicular access from 152 Street NW.

Drainage

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

EPCOR Water

The applicant/owner will be responsible for all costs associated with providing City standards of water supply including any changes to the existing water infrastructure required by this application.

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

Community Engagement

ADVANCE NOTICE June 11, 2021	<ul style="list-style-type: none">● Number of recipients: 32● 1 response received in support of the rezoning
WEBPAGE	<ul style="list-style-type: none">● edmonton.ca/sherwood

Conclusion

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19843
Location:	Northeast corner of 152 Street and 93 Avenue NW
Address:	9301 152 Street NW
Legal Description:	Plan 1815AW Blk 49 Lot 11
Site Area:	687.76 m ²
Neighbourhood:	Sherwood
Notified Community Organization:	West Jasper-Sherwood Community League
Applicant:	Mohamed Chaban, Ymc Development Corp

PLANNING FRAMEWORK

Current Zone and Overlay:	(RF1) Single Detached Residential Zone Mature Neighbourhood Overlay
Proposed Zone and Overlay:	(RF3) Small Scale Infill Development Zone Mature Neighbourhood Overlay
Plans in Effect:	None
Historic Status:	None

Written By: Marco Beraldo
Approved By: Tim Ford
Branch: Development Services
Section: Planning Coordination