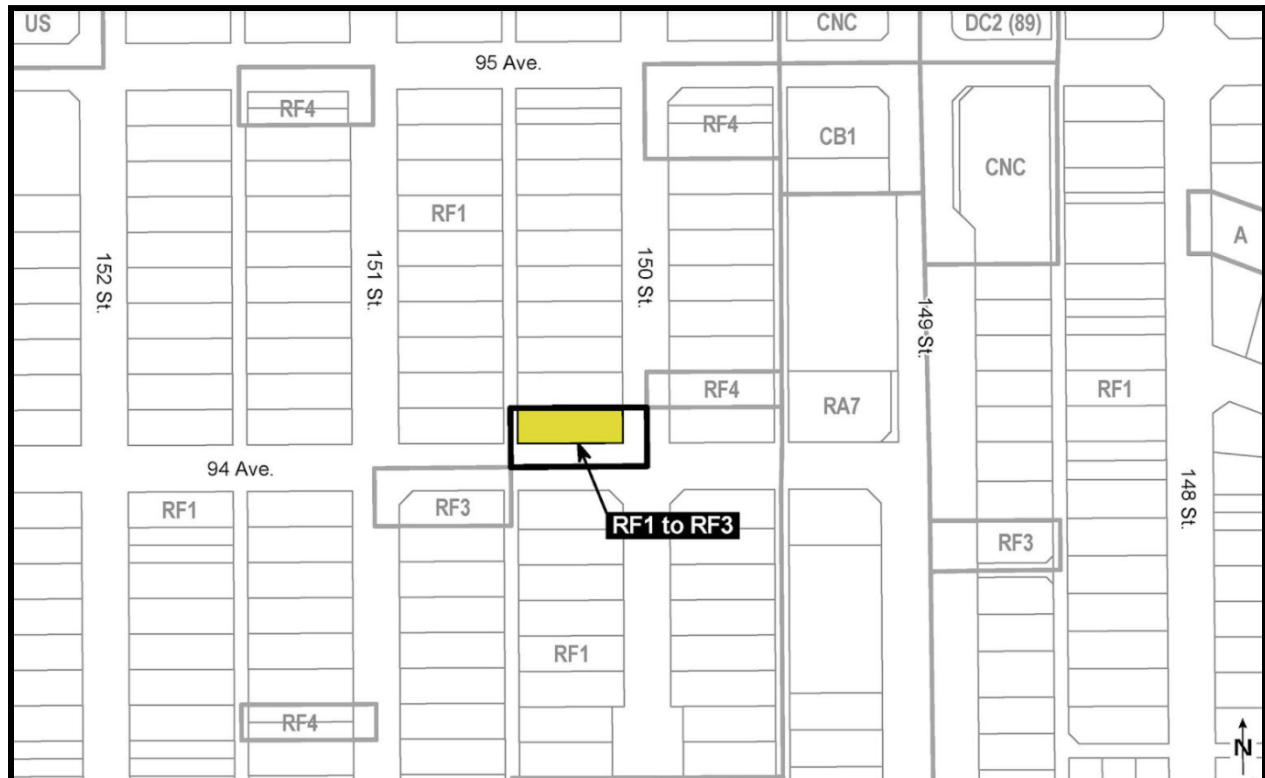




ADMINISTRATION REPORT **REZONING** SHERWOOD

9402 150 Street NW

To allow for small scale infill development.



Recommendation: That Charter Bylaw 19914 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
- it is located on a corner lot, where row housing is an appropriate and compatible form of development.

Report Summary

This land use amendment application was submitted by Rob Clunes on July 2, 2021, on behalf of Equity Residential Holdings Inc. 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 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 up to four principal dwelling units of 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 million population within Edmonton's existing boundaries. To do this, 50% of all new residential units are intended to be created at infill locations. There is no local area plan for this area of the City.

The Application

CHARTER BYLAW 19914 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. The applicant's stated intent is to build Multi-unit Housing in the form of four row housing units.

Site and Surrounding Area

The site is approximately 688 square metres and is located within the Sherwood community at the corner of two local roads. It is approximately 120 metres west of 149 Street NW (a secondary corridor according to City Plan), 140 metres south of 95 Avenue NW (rapid transit bus route), and approximately 860 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	Vacant lot and garage
CONTEXT		
North	(RF1) Single Detached Residential Zone	Single Detached House
East	(RF1) Single Detached Residential Zone (RF4) Semi-detached Residential Zone	Single Detached House Semi-detached House
South	(RF1) Single Detached Residential Zone (RF3) Small Scale Infill Development Zone	Single Detached House
West	(RF1) Single Detached Residential Zone	Single Detached House



View of Site from 94 Avenue NW
(Google Street View July 2014)



View of Site from 150 Street NW
(Google Street View July 2014)

Planning Analysis

LAND USE COMPATIBILITY

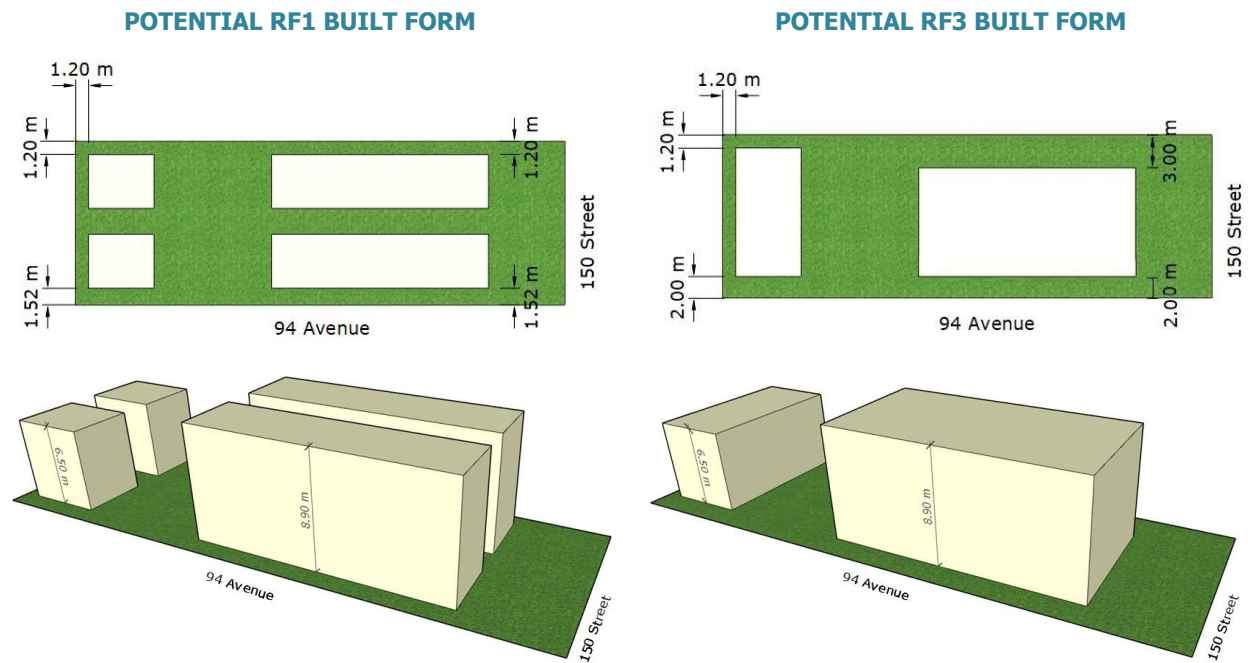
The subject property is a corner site, surrounded by roadways on two sides, and is located in a mature neighbourhood with good connectivity both locally and to the broader city networks.

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 + MNO <i>Current</i>		RF3 + MNO <i>Proposed</i>	
Principal Building	Single Detached Housing ¹		Multi-Unit Housing	
Maximum Height	8.9 m		8.9 m	
Front Setback 1.5 m less than adjacent front setback	Approximately 7.0 m		Approximately 7.0 m	
Minimum Interior Side Setback	1.2 m		3.0 m	
Minimum Flanking Side Setback	1.52 m (20% of site width)		2.0 m	
Min. Rear Setback (40% of Site Depth)	18.05 m		18.05 m	
Maximum No. Dwelling Units	Two (2) Principal Dwellings ¹ Two (2) Secondary Suites Two (2) Garden Suites		Four (4) Principal Dwellings Four (4) Secondary Suites Four (4) Garden Suites ²	
Site Coverage	40%		45%	
Accessory Building	Garden Suite ²	Detached Garage ²	Garden Suite ²	Detached Garage ²
Maximum Height	6.5 m	4.3 m	6.5 m	4.3 m
Minimum Interior Side Setback	1.2 m	0.6 m	1.2 m	0.6 m
Minimum Flanking Side Setback	1.52 m	1.52 m	2.0 m	2.0 m
Minimum 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. Minimum setbacks indicated are assuming lot subdivision. Semi-detached could be built without subdividing under RF1. ² Secondary Suites and Garden Suites are allowed with each principal dwelling, the likelihood of these suites diminishes as the number of principal dwellings increases.				



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 80% of new units added through infill city wide.

The site is on a corner, within one block 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 94 Avenue 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 Insights

ADVANCE NOTICE September 29, 2021	<ul style="list-style-type: none">• Number of recipients: 26• No responses received
WEBPAGE	<ul style="list-style-type: none">• https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/sherwood-planning-applications

Conclusion

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19914
Location:	North of 94 Avenue NW and west of 150 Street NW
Address:	9402 - 150 Street NW
Legal Description:	Lot 10, Block 53, Plan 1833HW
Site Area:	687.906 m2
Neighbourhood:	Sherwood
Ward:	sipiwiniwak
Notified Community Organization:	West Jasper Sherwood Community League
Applicant:	Rob Clunes

PLANNING FRAMEWORK

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

Written By:
Approved By:
Branch:
Section:

Marco Beraldo
Tim Ford
Development Services
Planning Coordination