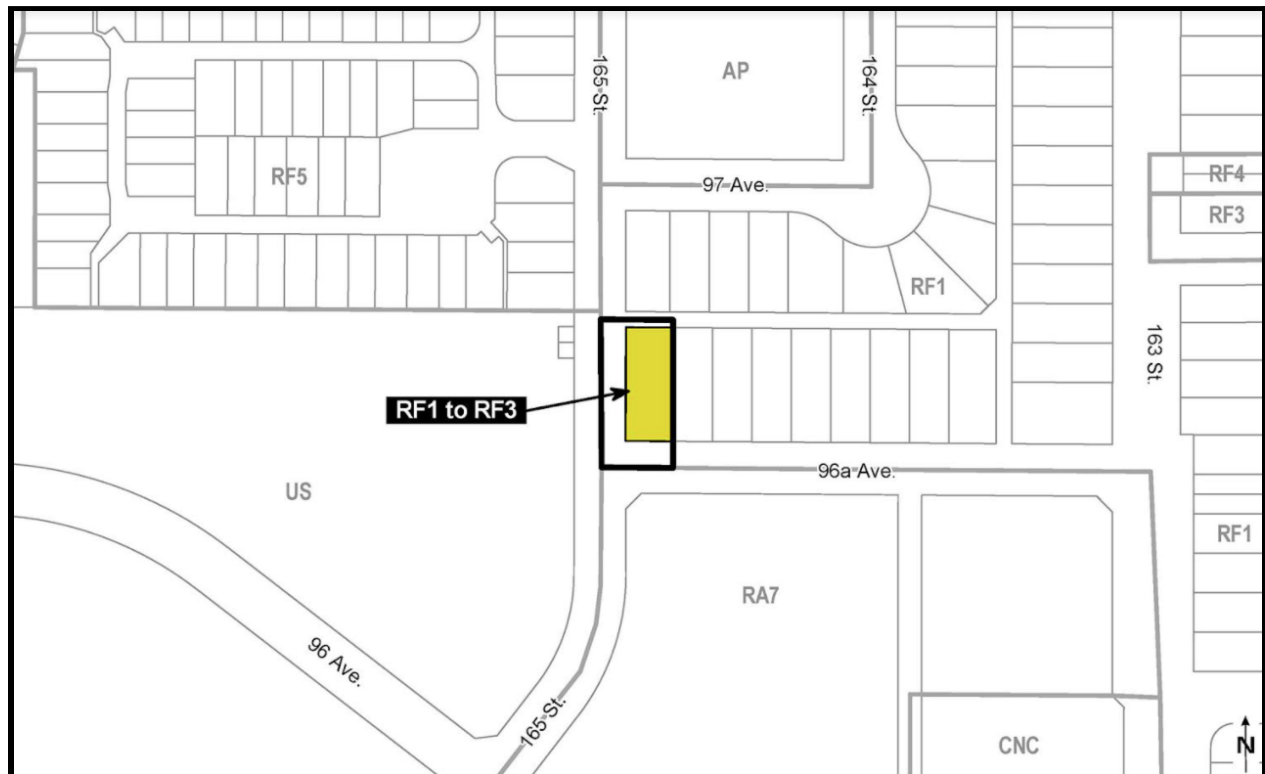




ADMINISTRATION REPORT **REZONING** GLENWOOD

9611 - 165 Street NW

To allow for small scale infill development.



Recommendation: That Charter Bylaw 19912 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 Glenwood 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 Faouzi Ibrahim on July 13, 2021, on behalf of Liberty Palace Developments. 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 rezoning meets the purpose and policies of the Jasper Place Area Redevelopment Plan (ARP) by allowing for a variety of ground oriented uses that provide increased overlook and visibility near adjacent parks.

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.

The Application

CHARTER BYLAW 19912 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. The rezoning would increase the potential number of principal dwellings on the site from two to up to five depending on the future building design.

Site and Surrounding Area

The site is approximately 803 square metres and is located within the south central portion of the Glenwood Community at the corner of two local roads. The site is approximately 300 m north of 95 Avenue NW and 200 m west of 163 Street NW which are both arterial roads that provide crosstown bus service (routes 7 and 52 respectively). The property is within walking distance of Glenwood Park, Alex Janvier School and St. Thomas More Junior High School.

The area to the north is mostly (RF1) zoned Single Detached homes but also includes a (RF5) Row Housing Zone complex. To the south are (RA7) Low Rise Apartment Zone apartment buildings. Overall, Glenwood contains a mix of housing forms with small scale Multi-unit Housing being the least common.



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	(RA7) Low Rise Apartment Zone	Multi-unit Housing
West	(US) Urban Services Zone	School park



View of Site from 96a Avenue NW



View of Site from 165 Street NW

Planning Analysis

THE 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.

LAND USE COMPATIBILITY

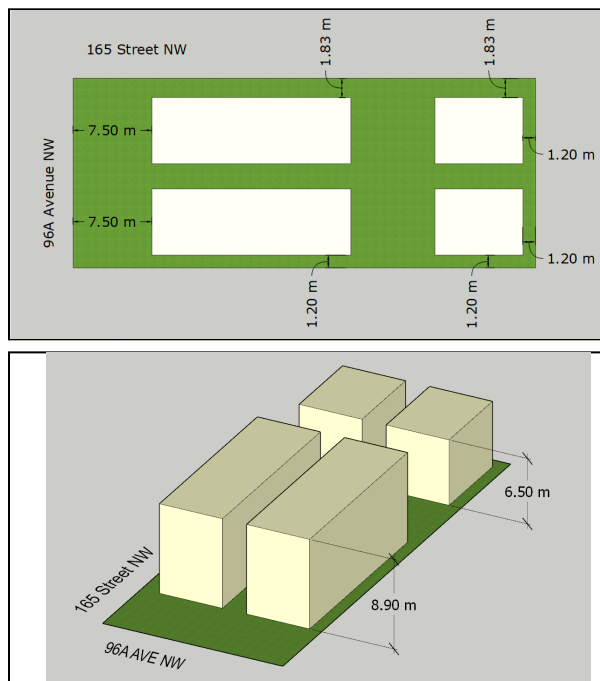
The subject property is a corner site, surrounded by roadways and an alley on three sides, and is located in a mature neighbourhood. The proposed RF3 Zone is subject to the Mature Neighborhood Overlay (MNO) in this location, which is designed to ensure that infill development, such as row housing, is 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. The proposed rezoning is considered to be sensitive intensification because the building is limited to the same height and the interior side setback is increased from what is permitted under RF1.

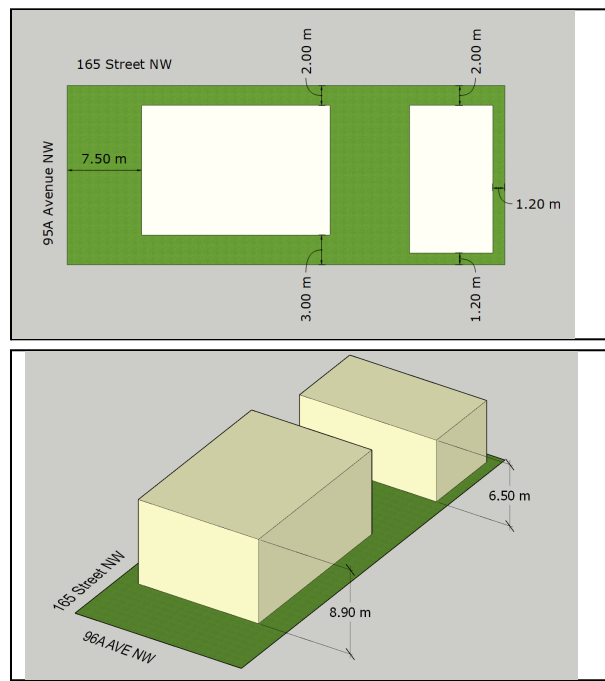
RF1 & RF3 COMPARISON SUMMARY

	RF1 + MNO <i>Current</i>		RF3 + MNO <i>Proposed</i>	
<u>Principal Building</u>	Single Detached Housing ¹		Multi-Unit Housing	
Maximum Height	8.9 m		8.9 m	
Front Setback	Determined based on adjacent front setback		Determined based on adjacent front setback	
Minimum Interior Side Setback	1.2 m		3.0 m	
Minimum Flanking Side Setback	1.83 m (20% of site width)		2.0	
Min. Rear Setback (40% of Site Depth)	17.59 m		17.59 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 Five (5) Garden Suites ²	
Site Coverage	40%		45%	
<u>Accessory Building</u>	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	1.83 m	1.83 m	2.0 m	2.0 m
Min. 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.				

POTENTIAL RF1 BUILT FORM



POTENTIAL RF3 BUILT FORM



Jasper Place Area Redevelopment Plan (ARP)

The site is located within the Jasper Place Area Redevelopment Plan (ARP). The ARP proposes that this block be redeveloped as “Active edge housing.” The purpose 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.” Supported built forms include all uses permitted in the RF3 Zone. The proposed rezoning achieves the purpose stated in the Jasper Park ARP by allowing for ground oriented built form options located near parks and multi-family housing that increase overlook and visibility.

Technical Review

TRANSPORTATION

With redevelopment of the site, vehicular access will be from the adjacent lane in conformance with the Mature Neighbourhood Overlay and Jasper Place ARP. The existing access along 165 Street must be removed and the curb, gutter, sidewalk and boulevard must be restored, upon redevelopment of the site.

DRAINAGE

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

EPCOR WATER

The existing 20mm water service may not be of sufficient capacity to provide adequate flow and pressure for five units. The applicant must review the total 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 prior to the issuance of a Development Permit. Fire hydrant spacing and fire flows for this site are deficient. Possible construction of a new water main and hydrant will be reviewed under a servicing agreement prior to the issuance of a Development Permit.

Community Insights

ADVANCE NOTICE September 29, 2021	<ul style="list-style-type: none"> ● Number of recipients: 21 ● Number of responses in support: 0 ● Number of responses with concerns: 2 ● Common comments included: <ul style="list-style-type: none"> ○ increased height will cause privacy concerns ○ density will cause street parking increase issues ○ will contribute to traffic congestion ○ single family homes or duplex preferred
WEBPAGE	<ul style="list-style-type: none"> ● edmonton.ca/glenwoodplanningapplications

Conclusion

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19912
Location:	North of 96a Avenue NW and east of 165 Street NW
Address:	9611 - 165 Street NW
Legal Description:	Lot 33, Block 1, Plan 5874HW
Site Area:	803.697 m2
Neighbourhood:	Glenwood
Ward:	Nakota Isga
Notified Community Organization:	Glenwood Community League
Applicant:	Liberty Palace Developments

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 in Effect:	Jasper Place Area Redevelopment Plan
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Marco Beraldo
Tim Ford
Development Services
Planning Coordination