



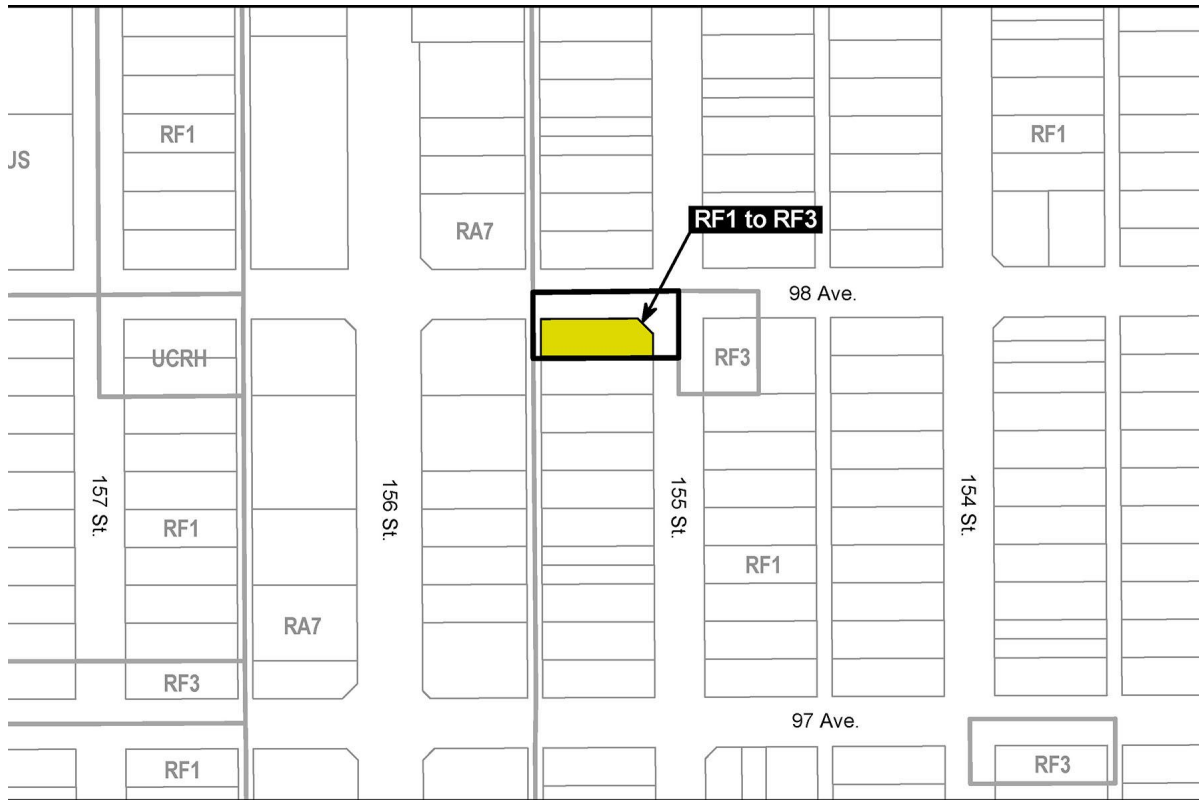
# ADMINISTRATION REPORT

## REZONING

### West Jasper Place

## 9750 155 Street NW

To allow for small scale infill development.



**Recommendation:** That Charter Bylaw 19928 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 West Jasper Place neighbourhood;*
- *provides sensitive transitions and setbacks to adjacent properties; and*
- *the application conforms with the intents of the Jasper Place Area Redevelopment Plan;*

## Report Summary

This land use amendment application was submitted by Niraj Nath of NDura Developments on September 14, 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 for small-scale housing such as Single Detached, Semi-detached or Multi-unit Housing. The Mature Neighborhood Overlay would continue to apply to the site to ensure the future built form remains compatible with the existing residential neighbourhood.

This proposal is in alignment with the goals and policies of The City Plan to accommodate all future growth for an additional 1 million people within Edmonton's existing boundaries. To achieve this, 50% of all new residential dwellings are intended to be created at infill locations, focusing on key nodes and corridors.

## The Application

CHARTER BYLAW 19928 is 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 approximately 695 square metre site is located on the south west corner of 155 Street NW and 98 Avenue NW. Positioned near the edge of West Jasper Place, the property is one block east of 156 street, a major arterial road and future LRT route. It's also within close proximity to the future Sherwood/Glenwood and Jasper Place stations. Additional transit opportunities are available along 95 Avenue NW and 149 Street NW.

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



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(RF1) Single Detached Residential Zone	Single Detached House
<b>CONTEXT</b>		
North	(RF1) Single Detached Residential Zone	Single Detached House
East	(RF3) Small Scale Infill Development Zone	Single Detached House
South	(RF1) Single Detached Residential Zone	Single Detached House
West	(RA7) Low rise Apartment Zone	Multi-unit Housing



View of site from 155 Street NW  
(Google Street View July 2014)



View of site from 98 Avenue NW  
(Google Street View July 2014)

## Planning Analysis

### LAND USE COMPATIBILITY

The subject property is a corner site and located in a mature neighbourhood with good connectivity both locally and to broader city networks. The proposed RF3 Zone is subject to the Mature Neighbourhood Overlay (MNO), which is designed to ensure that infill development, such as row housing, is sensitive to the surrounding context. The regulations of the RF3 Zone, in conjunction with those of the MNO, are largely equivalent to the RF1 Zone. Front and rear

setbacks, along with building heights, will remain the same. However, the RF3 Zone requires a more sensitive interior setback of 3.0 metres while the RF1 zone requires only 1.2 metres.

For these reasons, the proposed rezoning is considered modest intensification and will provide a sensitive transition from the RA7 Low Rise Apartments to the west and the lower density residential development in the neighbourhood centre.

## RF1 & RF3 COMPARISON SUMMARY

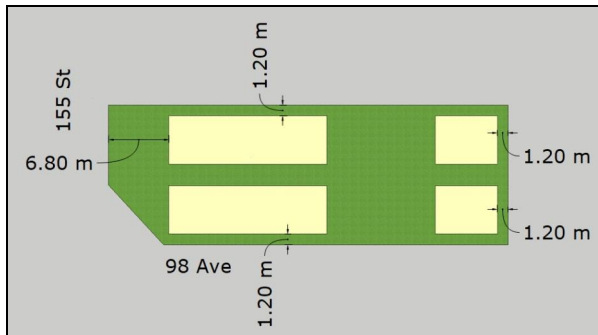
	<b>RF1 + MNO</b> <i>Current</i>		<b>RF3 + MNO</b> <i>Proposed</i>	
<b>Principal Building</b>	Single Detached Housing		Multi-Unit Housing	
<b>Height</b>	8.9 m		8.9 m	
<b>Front Setback</b>	Determined based on adjacent front setback		Determined based on adjacent front setback	
<b>Minimum Interior Side Setback</b>	1.2 m		3.0 m	
<b>Minimum Flanking Side Setback</b>	1.2 m		2.0 m	
<b>Rear Setback</b> (40% of Site Depth)	15.62 m		15.62 m	
<b>Maximum No. Dwelling Units</b>	Two (2) Principal Dwellings <sup>1</sup> Two (2) Secondary Suites Two (2) Garden Suites		Four (4) Principal Dwellings Four (4) Secondary Suites Four (4) Garden Suites <sup>2</sup>	
<b>Maximum Site Coverage</b>	40%		45%	
<b>Accessory Building</b>	Garden Suite	Detached Garage	Garden Suite	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:

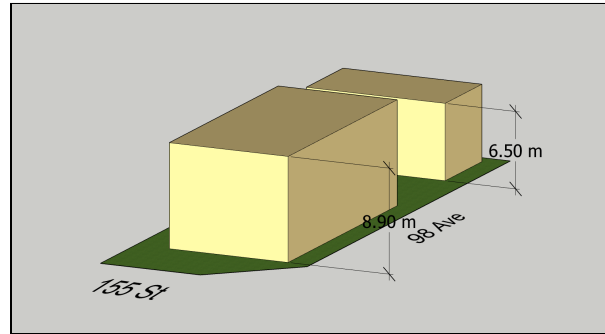
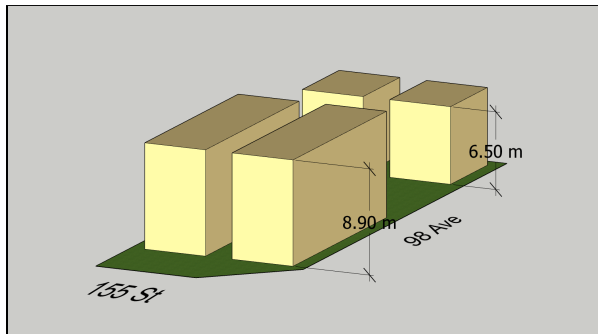
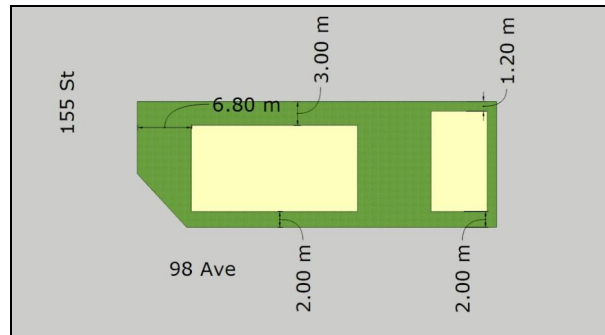
<sup>1</sup> Lot Subdivision would be required to accommodate two Single Detached principle structures/dwellings under RF1. Semi-detached could be built without subdividing under RF1 zoning regulations.

<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 increase as such Detached Garage is used for comparison.

POTENTIAL RF1 BUILT FORM



POTENTIAL RF3 BUILT FORM



**THE CITY PLAN**

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

This corner site is located one block east of 156 Street NW, which is identified as a secondary corridor. The City Plan describes corridors as places for movement, living, and commerce that are characterized by increasingly dense development. This improves walkability which helps support transit and local business. A secondary corridor is a vibrant residential and commercial street serving as a local destination for surrounding communities. It spans one to three blocks

in width and supports increased density through low and mid-rise buildings. The development of row housing in this location helps to achieve the goals outlined in The City Plan.

### **TRANSIT ORIENTED DEVELOPMENT GUIDELINES**

The subject site is located within 400 metres of the future Sherwood/Glenwood LRT station, which is identified by the Guidelines as a Neighbourhood Station. This station type indicates that land use intensity for the subject property should have a maximum density of 42 dwelling units per hectare, which the guidelines describe as row housing. This application aligns with the direction outlined in the Transit Oriented Development Guidelines.

### **WEST JASPER PLACE AREA REDEVELOPMENT PLAN**

The subject site is within the boundaries of the West Jasper Place Area Redevelopment Plan, which designates the site for Transit Oriented Housing (WJP3). This designation envisions a greater variety of housing options to be provided through predominantly small-scale ground-oriented housing, including in the form of row housing. This rezoning conforms with the directions outlined in the Jasper Place Area Redevelopment Plan as Multi-unit Housing is a permitted use in the RF3 Zone.

## **Technical Review**

### **TRANSPORTATION**

With redevelopment of the site, vehicular access shall be from the rear lane to conform with the regulations of the Mature Neighbourhood Overlay. Access details are reviewed at the development permit stage with submission of a detailed site plan.

### **DRAINAGE**

No storm sewer service connections currently exist for the subject property; a private drainage system consisting of a storm sewer service connection and/or low impact development facility will be required.

### **EPCOR WATER**

The existing 20mm water service is not of sufficient capacity to provide adequate flow and pressure for the proposed development. 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 to ensure adequate water supply.

On-street hydrant spacing is deficient adjacent to the property. Possible construction of a new water main and hydrant will be reviewed under a servicing agreement prior to the issuance of a Development Permit.

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

## Community Insights

<b>ADVANCE NOTICE</b> Date	<ul style="list-style-type: none"><li>● Number of recipients: 24</li><li>● No responses received: #0</li><li>● Number of responses in support: #0</li><li>● Number of responses with concerns: #0</li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>● <a href="http://edmonton.ca/westjasperplaceplanningapplications">edmonton.ca/westjasperplaceplanningapplications</a></li></ul>

## Conclusion

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

## APPENDICES

- 1 Application Summary



## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Bylaw(s)/Charter Bylaw(s):	19928
Location:	Southwest corner of 98 Avenue NW and 155 Street NW
Address(es):	9750 155 Street NW
Legal Description(s):	Lot 1, Block 5, Plan 3616NY
Site Area:	695.1 m <sup>2</sup>
Neighbourhood:	West Jasper Place
Ward:	Nakota Isga
Notified Community Organization(s):	West Jasper - Sherwood Community League
Applicant:	NDura Development

### PLANNING FRAMEWORK

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

Written By:  
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 Planning Coordination