



ADMINISTRATION REPORT REZONING SHERWOOD

9406 154 Street NW

To allow for small scale infill development.



Recommendation: That Charter Bylaw 19944 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 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 the development of small scale housing such as Single Detached, Semi-detached or Multi-unit Housing. 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 million population within Edmonton's existing boundaries. To do this, 50% of all new residential units are intended to be created at infill locations.

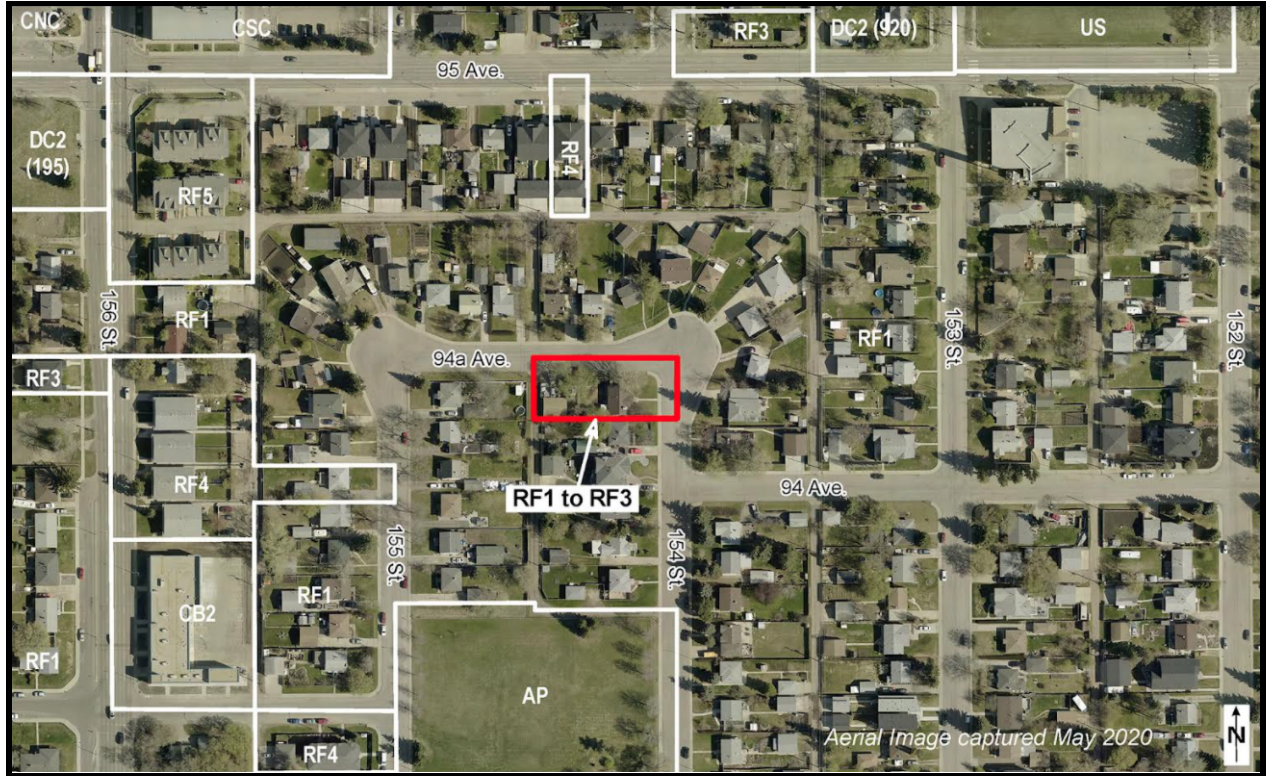
The Application

CHARTER BYLAW 19944 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 row housing.

Site and Surrounding Area

The site is approximately 687 square metres and is located within the Sherwood community at the corner of two local roads. It is approximately 175 metres east of 156 Street NW (a secondary corridor according to City Plan), 135 metres south of 95 Avenue NW (rapid transit bus route), and approximately 500 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



LOOKING WEST FROM 154 STREET NW



LOOKING SOUTH FROM 94A AVENUE NW

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, and the combination of the two ensures that infill development, such as row housing, is sensitive to its surrounding context. The proposed development is limited 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	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	1.2 m	2.0 m
Min. Rear Setback (40% of Site Depth)	18.05 m	18.05 m
Maximum No.	Two (2) Principal Dwellings ¹	Four (4) Principal Dwellings

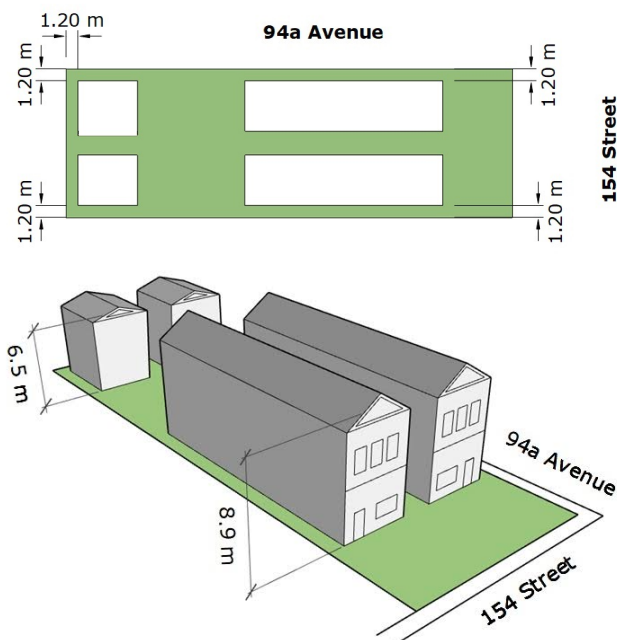
Dwelling Units	Two (2) Secondary Suites Two (2) Garden Suites		Four (4) Secondary Suites Four (4) Garden Suites ²	
Site Coverage	40%		45%	
Accessory Building	Garden Suite ²	Detached Garage ²	Garden Suite ²	Detached Garage ²
Maximum Height	6.5 m	4.3 m	6.5 m	4.3 m
Minimum Interior Side Setback	1.2 m	0.6 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:

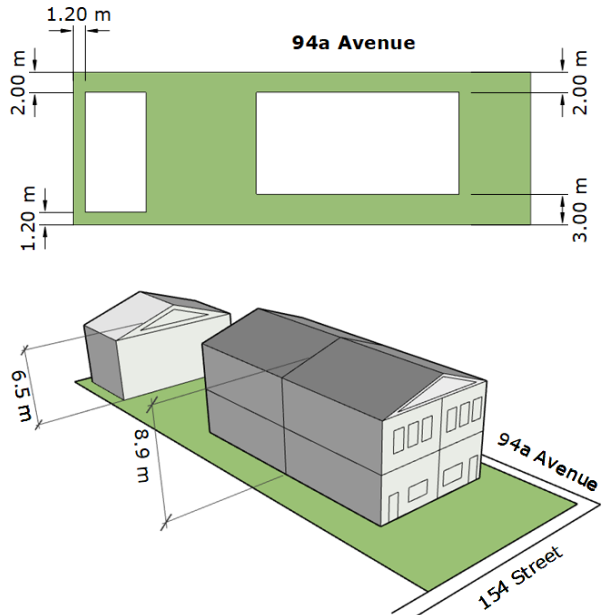
¹ Lot Subdivision would be required to accommodate two Single Detached principal structures/dwellings under RF1. Minimum setbacks indicated are assuming lot subdivision. Semi-detached could be built without subdividing under RF1.

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.

POTENTIAL RF1 BUILT FORM



POTENTIAL RF3 BUILT FORM



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.

The site is on a corner, within two blocks of 156 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.

TRANSIT ORIENTED GUIDELINES

This site is located within 250 metres of the future Valley Line West Glenwood/Sherwood LRT stop which will be constructed at the intersection of 156 Street and 95 Avenue. This stop, as identified by the TOD Guidelines, is a Neighbourhood Station which seeks to ensure proposed developments within 400 metres are incrementally constructed with small-site developments of appropriate scale and fit with surrounding built forms. The TOD guidelines further suggest a maximum of 42 dwelling units per hectare within this context. The proposed zoning aligns with and is considered suitable as a Transit Oriented Development for this location.

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 94a Avenue NW. The owner will also be required to construct a sidewalk along the north property line from the existing sidewalk on 154 Street to the lane

DRAINAGE

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

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 November 10, 2021	<ul style="list-style-type: none">● Number of recipients: 28● 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:	19944
Location:	South of 94A Avenue NW and west of 154 Street NW
Addresses:	9406 - 154 Street NW
Legal Description:	Lot 1, Block 12, Plan 3963HW
Site Area:	687.287 m ²
Neighbourhood:	Sherwood
Ward:	sipiwiyiniwak
Notified Community Organization:	West Jasper Sherwood Community League
Applicant:	Niraj Nath

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:	None
Historic Status:	None

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