



ADMINISTRATION REPORT

REZONING

Jasper Park

9001, 9007, 9011 - 150 Street NW

To allow for low rise Multi-unit Housing



Recommendation: That Charter Bylaw 19930 to amend the Zoning Bylaw from (RF4) Semi-detached Residential Zone to (RA7) Low Rise Apartment Zone be **APPROVED**.

Administration is in **SUPPORT** of this application because:

- it allows for additional housing choice near the edge of the Jasper Park neighborhood;
- it increases housing density on a corner site in close proximity to existing retail and employment opportunities; and
- it aligns with the direction for future development within a Secondary Corridor as directed by The City Plan.

Report Summary

This rezoning application was submitted by Omega Finishing Solutions on September 26, 2021 on behalf of landowner Megha Pandit. This application proposes to change the designation of three parcels from (RF4) Semi-detached Residential Zone to (RA7) Low Rise Apartment Zone to allow for a four storey Multi-unit Housing development with the opportunity for limited commercial uses on the ground floor.

The scale and uses of the proposed RA7 Zone are generally considered compatible with lower intensity residential forms and specific regulations in the RA7 Zone help ensure this. This proposal aligns with the policies of The City Plan by encouraging increased density along key corridors such as 149 Street NW.

The Application

1. CHARTER BYLAW 19930 to amend the Zoning Bylaw from (RF4) Semi-detached Residential Zone to (RA7) Low Rise Apartment Zone.

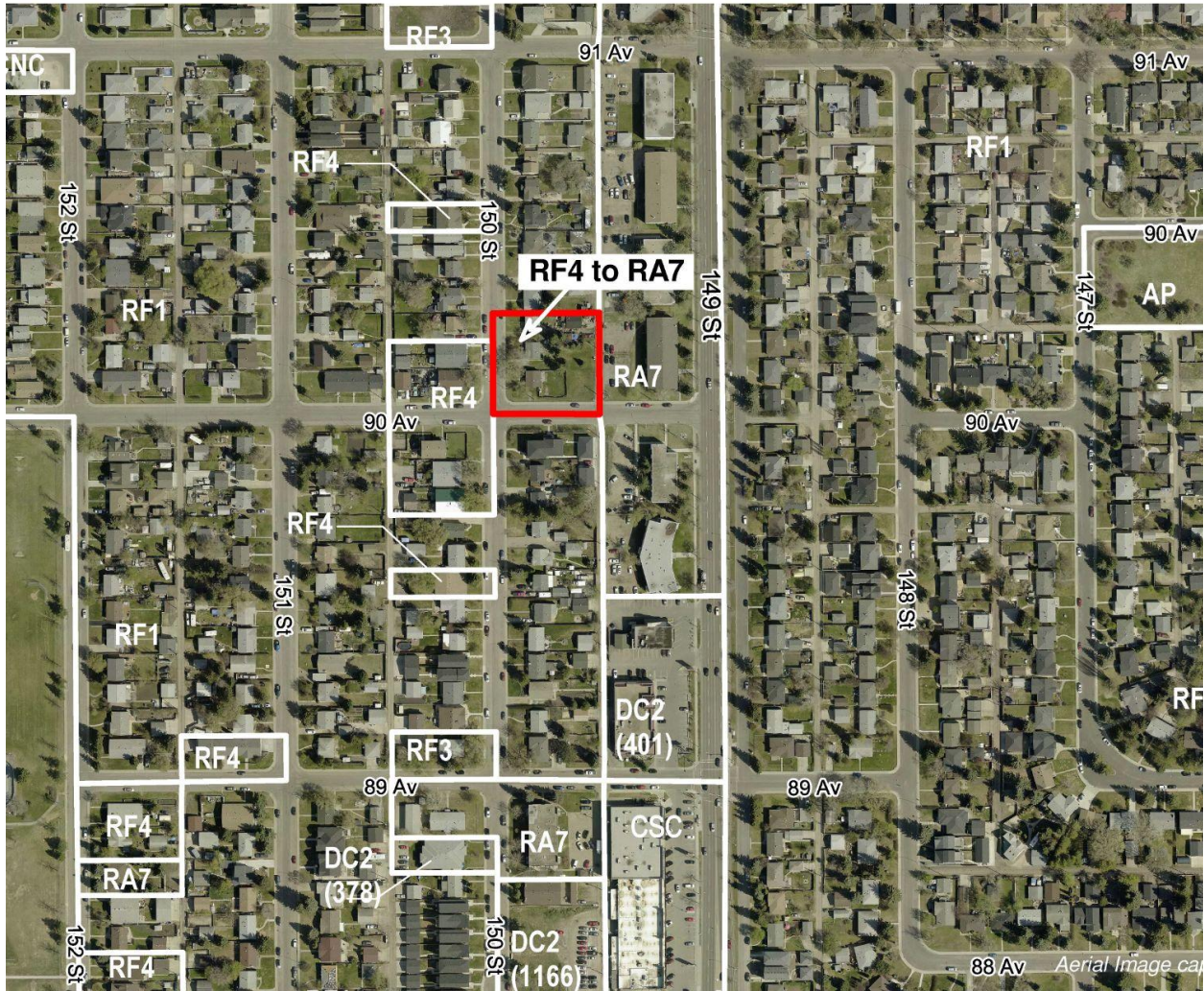
The proposed RA7 Zone would allow for a low rise Multi Unit Housing building (approximately four storeys) with limited commercial opportunities at ground level such as, but not limited to, Child Care Services, Convenience Retail Stores and Specialty Food Services. Key characteristics of the RA7 Zone Include:

- Maximum height of 14.5 to 16.0 metres (flat or pitched roof)
- Minimum density of 45 dwelling units per hectare.
- Maximum floor area ratio of 2.3 to 2.5.

Site and Surrounding Area

The subject site is composed of three lots, containing an area of approximately 2,087 square metres, and forming a corner site. The site is comparable in size to the RA7 zoned property to the east, which is occupied by multi-unit housing. The lands are located near the eastern edge of Jasper Park at the intersection of 150 Street NW and 90 Avenue NW. The site is bordered to the north, west, and south by low density residential uses, being single detached and semi-detached dwellings, and to the east by a three storey apartment building.

The site is well connected to transit and local amenities. Frequent bus service is found on 87 Avenue, located roughly 450 metres walking distance away. James Gibbons Elementary School is located two blocks to the west while retail and employment opportunities are available at the north-west corner of 149 Street NW and 87 Avenue NW.



Aerial View of Application Area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF4) Semi-Detached Residential Zone	Single Detached Housing
CONTEXT		
North	(RF1) Single Detached Residential Zone	Single Detached House
East	(RA7) Low Rise Apartment Zone	Multi-unit Housing
South	(RF1) Single Detached Residential Zone	Single Detached House
West	(Rf4) Semi-Detached Residential Zone	Single Detached House/Semi-detached House



VIEW FROM 90 AVENUE (August, 2016)



VIEW FROM 150 STREET NW (August, 2016)

Planning Analysis

LAND USE COMPATIBILITY

In general, the edge of a neighbourhood adjacent to an arterial roadway is considered a suitable location for increased density. While the subject site is not directly on the edge of Jasper Park, as denoted by 149 Street NW, the property is separated by a lane and a three storey apartment building. Similar increases in density have been approved further south on 150 Street NW at 89 Avenue NW.

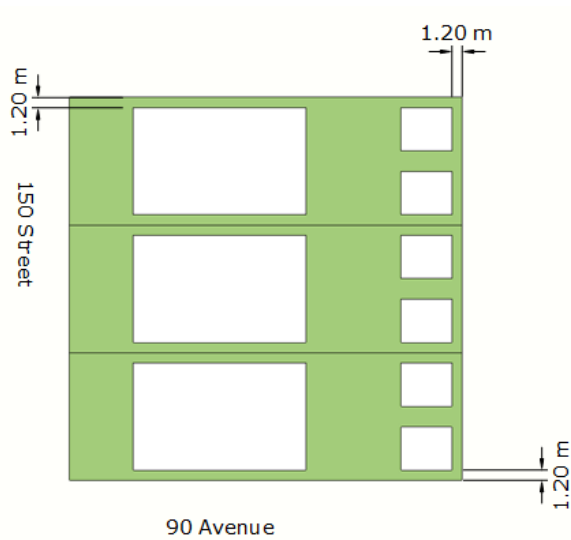
The potential ground floor commercial uses in the RA7 Zone are considered compatible with the surrounding residential context as they are low-impact uses that do not create nuisances in the form of noise, light, or odours. Permitted uses within the RA7 Zone include, but are not limited to, Convenience Retail Stores, Health Services, Professional Financial, and Office Support Services and Specialty Food Services.

The site fronts public roadways to the west and south, while separated from apartment housing to the east by a north-south lane. The site abuts a Single Detached House to the north; however, regulations in the RA7 Zone help mitigate potential impacts to adjacent smaller scale buildings. On December 07, 2021 the RA7 zone was amended to adjust the side setbacks to move and reduce the massing of medium scale buildings, while still allowing efficient site development and increased density. A minimum side setback of 3.0m for buildings over 10 meters in height is anticipated to ease the transition between the building scales. A comparison between both zones is provided in the table below.

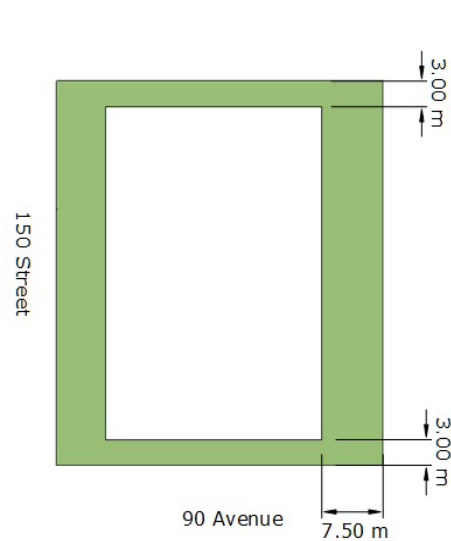
	RF4 + MNO <i>Current</i>	RA7 <i>Proposed</i>
Principal Building	Semi-detached & Duplex Housing	Multi-Unit Housing
Height	8.9 m	14.5m flat roof/

		16.0m pitched roof
West (front) Setback	Based on adjacent front setback	6.0 m (or 1.5m less than abutting)
North (interior side) Setback	1.2 m	3.0 m*
South (flanking side) Setback	1.2 m (if lot split)	3.0 m*
East (rear) Setback	18.3 m (40% of Site Depth)	7.5 m
Number of Dwellings	Two (2) Principal Dwellings AND Two (2) Secondary Suites OR Two (2) Garden Suites	No maximum
Maximum Site Coverage	45%	n/a
Maximum Floor Area Ratio	n/a	2.3 - 2.5
Accessory Building	Garden Suite	-
Height	6.2 m (flat roof) 6.5 m (pitched roof)	-
North Side Setback	1.2 m	-
South Side Setback	1.2 m	-
East (rear) Setback	1.2 m	-
Notes:		
*Effective February 1, 2022		

POTENTIAL RF4 BUILT FORM
(Top View)



POTENTIAL RA7 BUILT FORM
(Top View)



THE CITY PLAN

The City Plan provides high level policy for the long term growth of Edmonton. One key component of the plan is to accommodate all future growth within Edmonton's existing boundaries. Achieving this requires that 50% of new residential units are provided at infill locations, focusing on key nodes and corridors.

The City Plan designates 149 Street NW as a Secondary Corridor, a vibrant residential and commercial street that serves as a local destination for surrounding communities. The width of a Secondary Corridor is one to three blocks on either side and targets a minimum density of 75 people and/or jobs per hectare through low and mid-rise buildings. As the subject property is located within half a block of 149 Street, it forms a part of this Secondary Corridor. Low-rise development in this location is considered appropriate densification and supports achieving the infill objectives of The City Plan.

Technical Review

TRANSPORTATION

With the redevelopment of the site, vehicular access will be from the rear lane. A future crosswalk is planned at the 149 Street NW and 90 Avenue NW intersection as part of the City's Safe Crossings Program.

DRAINAGE

Development allowed under the proposed zone would be required to include on-site stormwater management techniques utilizing a controlled outflow rate to mitigate its impact on the existing drainage infrastructure. Details of the required on-site stormwater management will be reviewed at the Development Permit stage.

EPCOR WATER

There is a deficiency in on-street fire protection adjacent to the property. City of Edmonton Standards requires hydrant spacing of 90 metres for the proposed zone while current spacing in the area is approximately 127 metres. 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

<p>ADVANCE NOTICE October 29, 2021</p>	<ul style="list-style-type: none">● Number of recipients: 40● Number of responses in support: 0● Number of responses with concerns: 12● Common comments include:<ul style="list-style-type: none">○ An apartment building in this location is a poor fit and will be a burden to the community.○ The neighbourhood experiences high levels of crime and an apartment building with ground floor commercial activity will further decrease safety.○ The community opposes the scale, and commercial uses, of the RA7 Zone and has concerns around increased traffic, competition for parking, reduction in privacy, and sunlight for neighbours.○ The community feels that notice of the application was sent too late. Combined with the holiday season, little time was available for preparation.○ The level of engagement with the community was insufficient and only undertaken at the
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	inform level with the desires of the community not being given any weight.
Online Information Session January 06, 2021	<ul style="list-style-type: none"> • Number in attendance: 5 • Additional comments include: <ul style="list-style-type: none"> ○ Disappointed with the use of a virtual format. ○ Jasper Park receives more apartment housing than other communities and would prefer row housing as a more family oriented building form. ○ The boundaries of secondary corridors are too discretionary.
WEBPAGE	edmonton.ca/jasperparkplanningapplications

Conclusion

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

APPENDICES

- 1 Application Summary

INFORMATION

Application Type:	Rezoning
Bylaw(s)/Charter Bylaw(s):	19930
Location:	Northeast corner of 150 Street NW and 90 Avenue NW
Address(es):	9001, 9007, and 9011 150 Street NW
Legal Description(s):	Lots 13-15, Block 3, Plan 1088KS
Site Area:	2,089.6 m ²
Neighbourhood:	Jasper Park
Ward:	sipiwiyiniwak Ward
Notified Community Organization(s):	Jasper Park Community League
Applicant:	Tony Mahey % Omega Finishing Solutions

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(RF4) Semi-Detached Residential Zone Mature Neighbourhood Overlay
Proposed Zone(s) and Overlay(s):	(RA7) Low Rise Apartment Zone
Plan(s) in Effect:	None
Historic Status:	None

Written By:	Jordan McArthur
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination