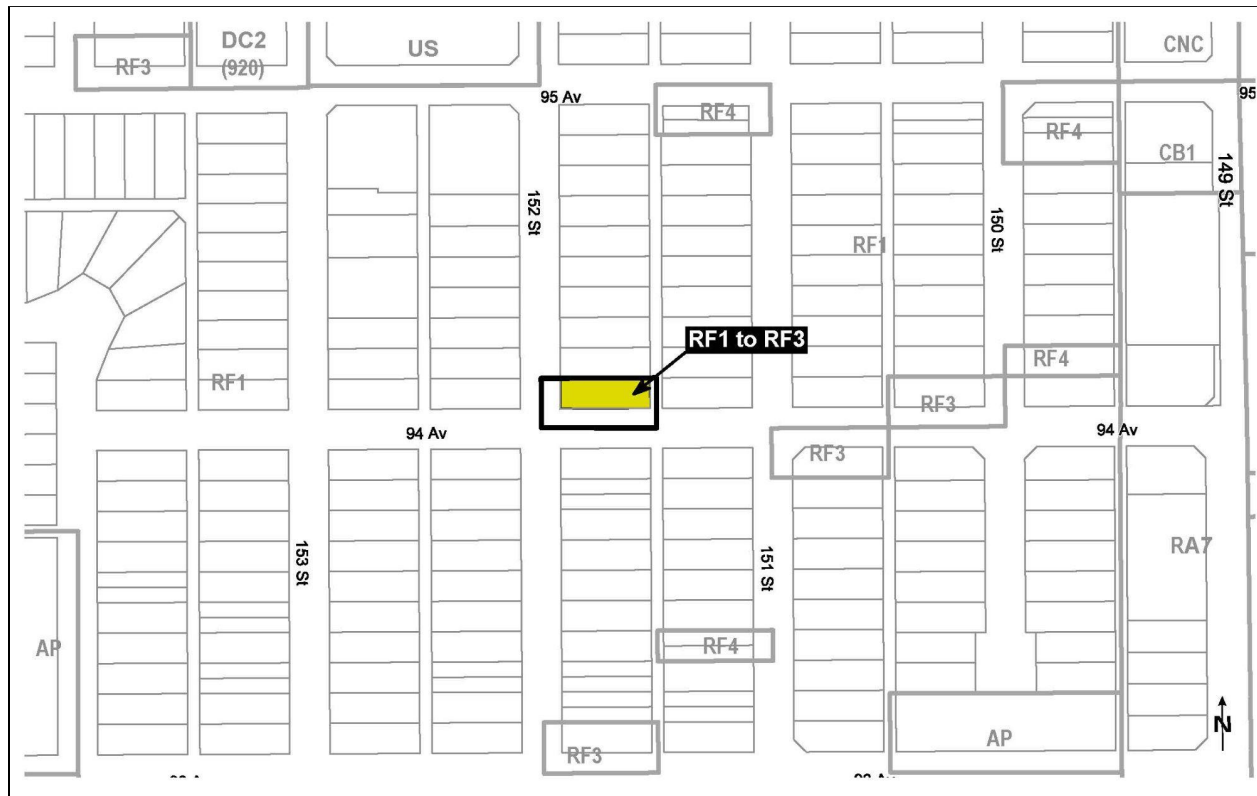




ADMINISTRATION REPORT **REZONING** Sherwood

9401 152 Street NW

To allow for small scale infill development.



Recommendation: That Charter Bylaw 20009 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;
- is located on a corner lot, where row housing is an appropriate and compatible form of development; and
- provides sensitive transitions and setbacks to adjacent properties

Report Summary

This land use amendment application was submitted by Urban Systems on October 29, 2021 on behalf of the landowners. This application proposes to change the designation of one 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 do this, 50% of all new residential units are intended to be created at infill locations.

The Application

CHARTER BYLAW 20009 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. This rezoning would increase the potential number of principal dwellings allowed on the site to four, depending on the future building design.

Site and Surrounding Area

The site is approximately 686 square meters and located at the intersection of two quiet roads. Situated between two secondary corridors, being 149 Street and 156 Street NW, the property is within walking distance of frequent bus service on 95 Avenue and roughly 475 metres from the future Glenwood/Sherwood LRT station.

The neighbourhood is mostly zoned RF1; however, nearby corners sites 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	Semi-Detached House
West	(RF1) Single Detached Residential Zone	Single Detached House



View of site from 152 Street
(Google Street View July 2014)



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

Planning Analysis

LAND USE COMPATIBILITY

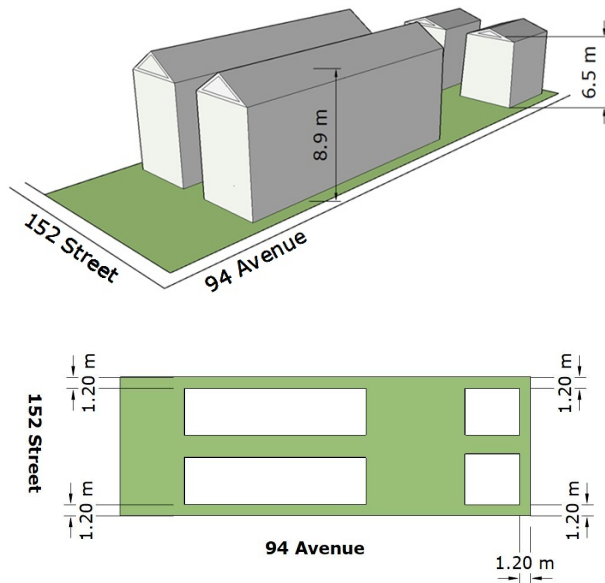
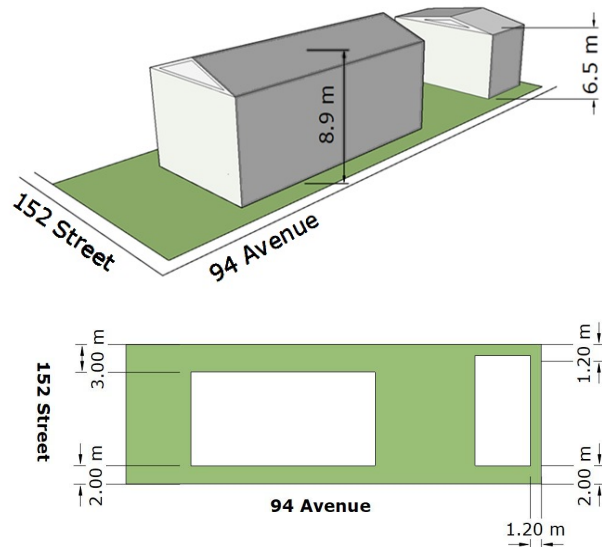
The subject site is a corner site and located in a mature neighbourhood with good connectivity both locally and to broader city networks. The proposed RF3 Zone is subject to the Mature Neighbourhood Overlay (MNO), which is designed to ensure that infill development, such as row housing, is sensitive 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 sensitive intensification as future buildings will be limited to the same height, but with an increased interior setback to the existing single detached house.

RF1 & RF3 COMPARISON SUMMARY

	RF1 + MNO <i>Current</i>		RF3 + MNO <i>Proposed</i>	
Principal Building	Single Detached Housing		Multi-Unit Housing	
Height	8.9 m		8.9 m	
Front Setback	Approximately 6.0 m		Approximately 6.0 m	
Interior Side Setback	1.2 m		3.0 m	
Flanking Side Setback	1.2 m		2.0 m	
Rear Setback (40% of Site Depth)	Approximately 18.0 m		Approximately 18.0 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	
Accessory Building	Garden Suite	Detached Garage	Garden Suite	Detached Garage
Height	6.5 m	4.3 m	6.5 m	4.3 m
Interior Side Setback	1.2 m	0.6 m	1.2 m	0.6 m

Flanking Side Setback	1.2 m	1.2 m	2.0 m	2.0 m
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 principle structures/dwellings under RF1. Semi-detached could be built without subdividing under RF1 zoning regulations.				

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.

The site is on a corner within three blocks of 149 Street, which is a secondary corridor. Secondary corridors are intended to be one to three blocks wide with a primarily residential character. While the surrounding context has not evolved to the extent that secondary corridor density targets would apply, the RF3 Zone in this location helps meet objectives of The City Plan. This application, by permitting small scale multi-unit housing, provides a building type that is lacking in the Sherwood community. This meets the goal of ongoing residential infill provided at a variety of scales and densities. The site is considered suitable for increased density.

Technical Review

TRANSPORTATION

Vehicular access shall be from the rear lane to conform with the regulations of the Mature Neighbourhood Overlay. With redevelopment of the site, existing vehicular access along 94 Avenue shall be removed and the curb, gutter, sidewalk, and boulevard restored to the satisfaction of Subdivision and Development Coordination.

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. A new water service must be constructed for this lot. 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. The maximum allowable spacing between hydrants is 90m under the proposed zone; however, spacing in the area is approximately 165m. After applying Edmonton Fire Rescue Services (EFRS) Guideline for Accepting Spacing Deficiencies it was determined that the existing hydrant spacing gap is acceptable. Therefore, upgrades to the existing municipal fire protection infrastructure is not required.

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

Community Insights

ADVANCE NOTICE Date	• Number of recipients: 29 • Number of responses in support: 0 • Number of responses with concerns: 4
WEBPAGE	• edmonton.ca/sherwoodplanningapplications

Conclusion

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw(s)/Charter Bylaw(s):	20009
Location:	Northeast corner of 94 Avenue and 152 Street NW
Address(es):	9401 152 Street NW
Legal Description(s):	Lot 11, Block 48, Plan 2436HW
Site Area:	686.5m ²
Neighbourhood:	Sherwood
Ward:	Sipiwiyiniwak
Notified Community Organization(s):	West Jasper - Sherwood Community League
Applicant:	Urban Systems

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:	None
Historic Status:	None

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