

## 10041 - 153 Street NW

To allow for medium rise Multi-unit Housing.



**Recommendation:** That Bylaw 20082 to amend the Jasper Place Area Redevelopment Plan (ARP) and Charter Bylaw 20083 to amend the Zoning Bylaw from (RA7) Low Rise Apartment Zone to (RA8) Medium Rise Apartment Zone be **APPROVED**.

Administration **SUPPORTS** this application because:

- it increases density within 300 metres of the future Stony Plain Road/149 Street LRT stop;
- the allowable built form is appropriate and compatible with surrounding built forms; and
- It aligns with the City Plan goal to intensify Primary Corridors.

## Application Summary

**BYLAW 20082** will amend figures 14 and 16 of the Jasper Place ARP and add text that allows for a height of 6 storeys in this location rather than the 4 storeys that is currently permitted. The changes to the land designation from Multi family housing to Mixed use hub are necessary to reflect the proposed RA8 zoning.

**CHARTER BYLAW 20083** will amend the Zoning Bylaw, as it applies to the subject site, from (RA7) Low Rise Apartment Zone to (RA8) Medium Rise Apartment Zone for the purpose of allowing a greater maximum height (23.0 m from 16.0 m) which will allow for more residential units.

This land use amendment application was submitted by Span Architecture on June 24, 2021, on behalf of landowner 2238293 Alberta Inc.

This proposal aligns 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 new residential units are intended to be created at infill locations.

## Community Insights

Based on the characteristics of this application the file was brought forward to the public using the Basic Approach. Relevant characteristics that lead to this approach were that it is a rezoning to a standard zone and only garnered one response when the advance notice was sent out.

The Basic Approach included the following techniques:

**Advance Notice**, August 23, 2021

- Number of recipients: 23
- Number of responses: 1

**Webpage**

- [edmonton.ca/westjasperplaceplanningapplications](http://edmonton.ca/westjasperplaceplanningapplications)

**Common comments heard throughout the various methods include:**

- Increased units will contribute to vehicular congestion with potential parking impacts to the neighbourhood.

The Planner responded to the comments received and advised that the applicant was intending on providing an underground parkade on site, this satisfied the concerns.

No formal feedback or position was received from the West Jasper-Sherwood Community League or Stony Plain Road and Area Business Improvement Area at the time this report was written.

## Site and Surrounding Area

The subject site is approximately 1,374 square meters in area, located on a corner lot abutting a local road and two alleys within the north portion of the West Jasper Place neighbourhood. Vehicular access is through the rear lane east of the site. The property is one block south of Stony Plain Road, an arterial road and transit corridor bordering the neighbourhood. Additional transit access is available along Stony Plain Road approximately 500 meters to the west where the Jasper Place Transit Centre is located. The surrounding area is generally developed with low rise apartments and commercial buildings to the north.



Aerial view of application area

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(RA7) Low Rise Apartment Zone	Vacant Lot Single Detached House
<b>CONTEXT</b>		
North	(CB1) Low Intensity Business Zone	Commercial Buildings
East	(RA7) Low Rise Apartment Zone	Apartment Building
South	(RA7) Low Rise Apartment Zone	Apartment Building
West	(RA7) Low Rise Apartment Zone	Apartment Building



View of the site looking east from 153 Street NW

## **Planning Analysis**

### **Land Use Compatibility**

The site is surrounded primarily with 2 to 3 storey apartment buildings and commercial buildings to the north across an alley. The RA8 zone has the same uses as the RA7 zone but allows for an additional 7 m in height (6 storeys) and an increased FAR. Taking into account that RA7 and RA8 zoning are comparable in terms of built form, the site is at the edge of the neighbourhood within a Primary Corridor and it is within 350 m of a future LRT station, the proposed zoning is appropriate for this location.

## RA7 & RA8 Comparison Summary

	<b>RA7 Current</b>	<b>RA8 Proposed</b>
<b>Principal Building</b>	Multi-Unit Housing	Multi-Unit Housing
<b>Maximum Height</b>	14.5 m flat roof 16.0 m pitched roof	23.0 m
<b>Front Setback Range</b> (153 Street)	4.5 m	4.5 m
<b>Minimum Interior Side Setback</b>	3.0 m	3.0 m
<b>Minimum Flanking Side Setback</b> (alley)	3.0 m	3.0 m
<b>Minimum Rear Setback</b> (Lane)	7.5 m	7.5 m
<b>Maximum Floor Area Ratio (FAR)</b>	2.3 - 2.5	3.0 - 3.3
<b>Maximum No Dwelling Units</b>	minimum 45 dwellings/hectare	minimum 75 dwellings/hectare

### Transit Oriented Guidelines

This site is located within 350 metres of the future Valley Line West Stony Plain Road/149 Street LRT stop which will be constructed at the corner of 151 Street and Stony Plain Road to the north. 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. A mid rise building is considered suitable as a Transit Oriented Development for this location as it provides a mix of uses and is compatible with the surrounding existing low rise apartment buildings.

## **Plans in Effect**

The site is located within the Stony Plain Road Focus Area of the Jasper Place Area Redevelopment Plan (ARP). This site is designated as “Multi-family housing SPR2”, the purpose of which is to allow for a range of housing options such as row housing and Low rise apartment housing. Since the applicant has proposed RA8 zoning, the ARP will be amended to “Mixed use hub SPR4.” Text will be added to the ARP which will allow for the increase in height to 6 storeys and better describe the intended built form of commercial uses on the main floor and residential above. Because of this mix of uses and the context of the surrounding developments, the Mixed use hub SPR4 land designation still meets the general intent of the Jasper Place ARP.

## **THE CITY PLAN**

Within The City Plan, Stony Plain Road is designated as a Primary Corridor. It is meant to include a wide range of activities supported by a concentration of mixed-use developments and mass transit. The RA8 zoning meets the objectives of The City Plan by facilitating mixed use development near frequent transit.

## **Technical Review**

### **Transportation**

With redevelopment of the site, vehicular access shall be from an adjacent lane to conform with the Zoning Bylaw. Access details will be reviewed at the development permit stage with submission of a detailed site plan. Alleys may have to be upgraded from the current residential standard if commercial uses are included.

### **Drainage**

Development allowed under the proposed zone would not have a significant impact on the existing drainage infrastructure in the area. Permanent sanitary servicing for the subject rezoning area is available from the existing 200mm sanitary sewer main within the alley adjacent to Stony Plain Road NW. A storm sewer service connection to the property will be required off of 153 Street NW.

### **EPCOR Water**

The applicant/owner will be responsible for all costs associated with providing City standards for water supply including any changes to the existing water infrastructure required by this application.

A deficiency in on-street fire protection adjacent to the property was identified by EPCOR Water but an Infill Fire Protection Assessment determined that upgrades will not be required if the development does not exceed 254 L/s requirements.

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

## **Appendices**

1 Application Summary

## Application Summary

### Information

<b>Application Type:</b>	Plan Amendment and Rezoning
<b>Bylaw and Charter Bylaw:</b>	20082 and 20083
<b>Location:</b>	South of Stony Plain Road NW and east of 153 Street NW
<b>Address(es):</b>	10041 153 Street
<b>Legal Description(s):</b>	Lots 19, 20, Block 39, Plan 8475AH
<b>Site Area:</b>	1374.73 m <sup>2</sup>
<b>Neighbourhood:</b>	West Jasper Place
<b>Ward:</b>	Nakota Isga
<b>Notified Community Organization(s):</b>	West Jasper-Sherwood Community League Stony Plain Road and Area Business Improvement Area
<b>Applicant:</b>	Span Architecture

### Planning Framework

<b>Current Zone and Overlay:</b>	(RA7) Low Rise Apartment Zone
<b>Proposed Zone and Overlay:</b>	(RA8) Medium Rise Apartment Zone
<b>Plan in Effect:</b>	Jasper Place Area Redevelopment Plan
<b>Historic Status:</b>	None

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