

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; and
- 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.

Application Summary

CHARTER BYLAW 20009 will amend the Zoning Bylaw, as it applies to the subject site, from the (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 land use amendment application was submitted by Urban Systems on October 29, 2021 on behalf of the landowners. This rezoning would increase the potential number of principal dwellings allowed on the site to four, depending on the future building design. As a corner lot, in the neighbourhood interior, the subject site is considered an appropriate location for the gentle increase in density provided by the RF3 Zone. Additionally, the Mature Neighborhood Overlay would continue to apply to the site to ensure the future built form remains compatible with the existing residential neighbourhood.

Community Insights

Based on the characteristics of this application the file was brought forward to the public using the Basic Approach. This approach was selected because the application proposes a standard zone of the same category in the Zoning Bylaw and aligns with the objectives of The City Plan.

The Basic Approach included the following techniques:

Advance Notice, December 14, 2021

- Number of recipients: 29
- Number of responses with concerns: 6

Webpage

- edmonton.ca/sherwoodplanningapplications

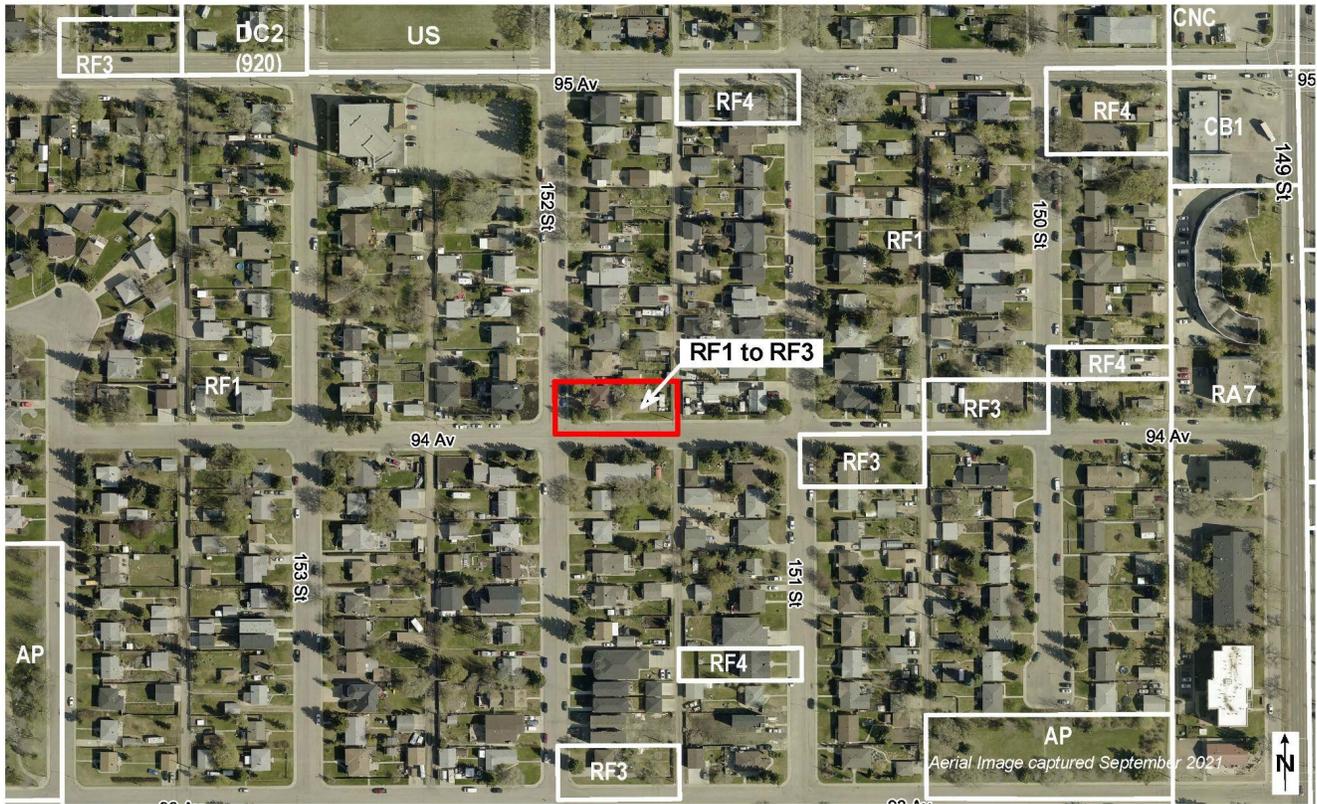
Common comments heard throughout the various methods include:

- The scale of the future building will cause sun shadow impacts on abutting properties.
- Additional density will lead to increased competition for on-street parking and cause traffic congestion.
- The RF3 zone allows for too much density and will negatively change the character of the neighbourhood.

Site and Surrounding Area

The site is approximately 686 square metres 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 the site looking east from 152 Street NW (Google Street View July 2014)



View of the site looking north-east from 94 Avenue NW (Google Street View July 2014)

Planning Analysis

Land Use Compatibility

The subject site is a corner lot 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 Current	RF3 + MNO Proposed
Principal Building	Single Detached Housing Current	Multi-Unit Housing Proposed
Maximum Height	8.9 m	8.9 m
Front Setback Range (152 Street)	Approximately 6.0 m	Approximately 6.0 m
Minimum Interior Side Setback	1.2 m	3.0 m

Minimum Flanking Side Setback (94 Avenue)	1.2 m	2.0 m
Minimum Rear Setback (Lane)	Approximately 18.0 m (40% of Site Depth)	Approximately 18.0 m (40% of Site Depth)
Maximum Site Coverage	40%	45%
Maximum No Dwelling Units	Two (2) Principal Dwellings ¹ Two (2) Secondary Suites ¹ Two (2) Garden Suites ¹	Four (4) Principal Dwellings ² Four (4) Secondary Suites ² Four (4) Garden Suites ²

	RF1 + MNO: Current		RF3 + MNO: Proposed	
Accessory Building	Garden Suite	Detached Garage	Garden Suite	Detached Garage
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	1.2 m	1.2 m	2.0 m	2.0 m
Minimum Rear Setback	1.2 m	1.2 m	1.2 m	1.2 m

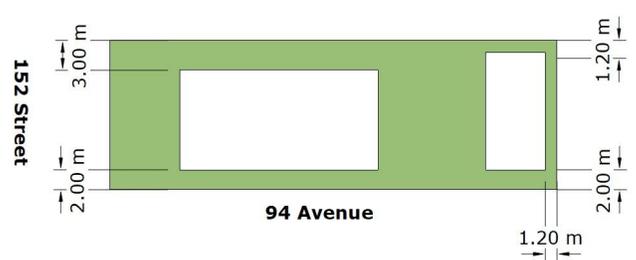
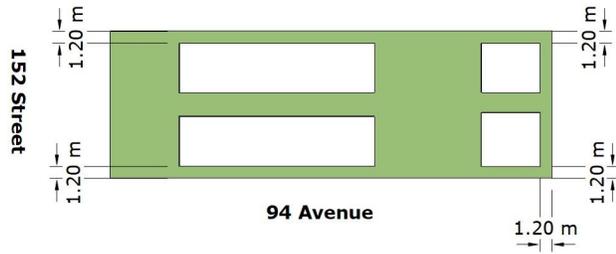
¹ Lot Subdivision would be required to accommodate two Single Detached principal structures/dwellings under RF1. Semi-detached could be built without subdividing under RF1. Each principal dwelling could have a Secondary Suite and/or Garden Suite.

² 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. The applicant's current intent for the redevelopment is for three (3) Principal Dwellings.

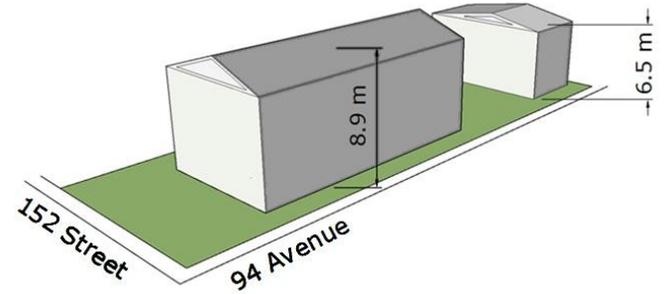
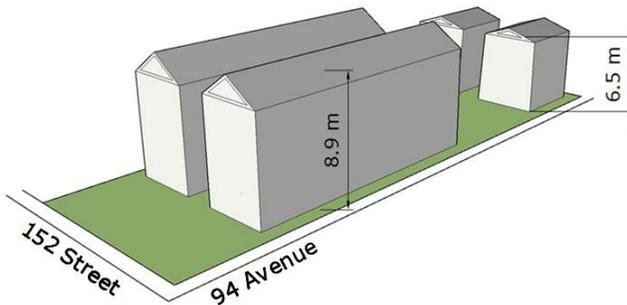
POTENTIAL RF1 BUILT FORM

POTENTIAL RF3 BUILT FORM

Top View



3D view



Plans in Effect

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 the 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 the 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.

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:
 Approved By:
 Branch:
 Section:

Jordan McArthur
 Tim Ford
 Development Services
 Planning Coordination