

## 16112, 16116 and 16148 - 100 AVENUE NW

To allow for low rise Multi-unit Housing.



**Recommendation:** That Bylaw 20101 to amend the Jasper Place Area Redevelopment Plan (ARP) and Charter Bylaw 20102 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (RA7) Low Rise Apartment Zone be **APPROVED**.

Administration **SUPPORTS** this application because:

- the location of the site on a corner, along a major roadway and near transit stops makes it an ideal place for an appropriate increase in residential density
- the proposed zone includes regulations to ensure the larger built form and additional opportunities for limited Non-Residential Uses are compatible with the surrounding low intensity residential area
- it aligns with the direction for future development within the Stony Plain Road Primary Corridor as directed by The City Plan

## Application Summary

**BYLAW 20101** will amend the Jasper Place Area Redevelopment Plan (ARP) to change the proposed land use designation of the site from SPR1 Transit Oriented Housing to SPR2 Multi-family Housing. The change to the land designation is necessary to reflect the proposed RA7 zoning.

**CHARTER BYLAW 20102** will amend the Zoning Bylaw, as it applies to the subject site, from (RF1) Single Detached Residential Zone to (RA7) Low Rise Apartment Zone. The proposed RA7 Zone would allow for a 16 metre high (approximately 4 storey) residential building with limited commercial opportunities at ground level.

This application was accepted on January 4, 2022, from Tamon Architecture Inc. on behalf of Erfrey T. Tamon.

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 two responses when the advance notice was sent out.

The Basic Approach included the following techniques:

### **Advance Notice**, February 9, 2022

- Number of recipients: 29
- Number of responses : 2

### **Webpage**

- [edmonton.ca/glenwoodplanningapplications](https://edmonton.ca/glenwoodplanningapplications)

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

- Would like more information on the specifics of the project

No formal feedback or position was received from the Glenwood Community League at the time this report was written. The planner responded to the request for more information via email.

## Site and Surrounding Area

The subject site is approximately 1,620 square metres located on the western corner of the block abutting a local and arterial road. The site contains three single detached homes and is within the north central portion of the Glenwood neighbourhood. Vehicular access is through the rear lane to the north of the site. Transit stops are available within 100 m along 100 Avenue NW which the site fronts onto. The property is two blocks south of Stony Plain Road, an arterial road and transit corridor bordering the neighbourhood. The surrounding area is generally developed with single detached homes, multi-unit housing and small scale businesses.



Contextual view of application area





	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(RF1) Single Detached Residential Zone	3 Single Detached Homes
<b>CONTEXT</b>		
North	(RF1) Single Detached Residential Zone	Single Detached Homes
East	(RF1) Single Detached Residential Zone	Single Detached House
South	(RF3) Small Scale Infill Zone	Single Detached House
West	(RF1) Single Detached Residential Zone	Single Detached House and Day Home





View of the site looking north from 100 Avenue NW



View of the site looking east from 162 Street NW

## Planning Analysis

### Land Use Compatibility

The scale of the proposed RA7 Zone is compatible with lower intensity residential forms such as single detached houses in the RF1 Zone (see comparison table and models below) and it is common for these two forms to exist adjacent to each other in Edmonton, particularly along important corridors.

The proposed RA7 Zone introduces a potential for some limited Non-Residential Uses to the site, such as Child Care Services, Health Services and Specialty Food Services. Regulations are included that restrict them in size (275 m<sup>2</sup> of floor area) and location (ground floor only) to ensure compatibility with residential development both within the same building and on adjacent sites.

## RF1 & RA7 Comparison Summary

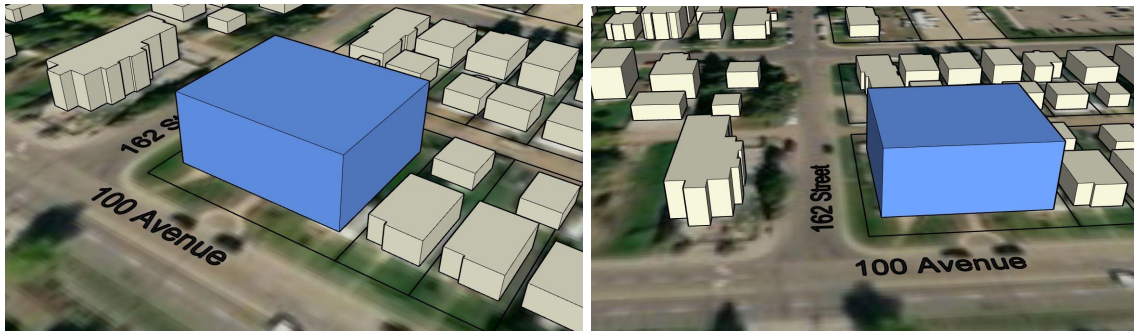
	<b>RF1 + MNO Current</b>	<b>RA7 Proposed</b>
<b>Principal Building</b>	Single Detached Housing Duplex Housing Semi-detached Housing	Multi-Unit Housing
<b>Maximum Height</b>	8.9 m	14.5 - 16.0 m
<b>Front Setback Range</b> (100 Avenue)	6.17 m - 9.17 m	6.0 m
<b>Minimum Interior Side Setback</b>	1.2 m	3.0 m
<b>Minimum Flanking Side Setback</b> (162 Street)	1.5 m	3.0 m
<b>Minimum Rear Setback</b> (Lane)	16.58 m (40% of Site Depth)	7.5 m
<b>Maximum Site Coverage</b>	40% <sup>1</sup>	n/a
<b>Maximum No Dwelling Units</b>	Five (5) Principal Dwellings <sup>2</sup> Five (5) Secondary Suites <sup>2</sup> Five (5) Garden Suites <sup>2</sup>	No maximum (Minimum of 7 dwellings)

<sup>1</sup> A maximum Site Coverage of 40% would be applicable to each subdivided lot

<sup>2</sup> 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.

## POTENTIAL RA7 BUILT FORM 3D VIEW

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### 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 “Transit Oriented Housing SPR1,” the purpose of which is to allow for a range of ground-oriented housing options in proximity to services and transit. The application proposes to amend the ARP to “Multi-family Housing SPR2 in order to facilitate the proposed RA7 zone. The objectives of this designation are to provide opportunities for a range of housing options in proximity to services and transit, and to support a vibrant and safe shopping street.

### 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 RA7 zoning meets the objectives of The City Plan by facilitating mixed use development near frequent transit.

## Technical Review

### Transportation

Vehicular access for future development shall be from the adjacent lane. Site access will be reviewed in detail at the Development Permit stage. The lane will require reconstruction and/or upgrades to a commercial standard. Details about lane improvement requirements will be reviewed at the Development Permit stage.



## **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 200 mm sanitary sewer main within 100 Avenue. A new connection will be required to the existing storm sewer main within 100 Avenue NW.

## **EPCOR Water**

A deficiency in on-street fire protection adjacent to the property was identified by EPCOR Water. An Infill Fire Protection Assessment (IFPA) at the development permit application stage could be used to potentially alter or lessen on-street fire protection infrastructure upgrades.

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>	20101, 20102
<b>Location:</b>	North of 100 Avenue NW and east of 162 Street NW
<b>Addresses:</b>	16112 ,16116 and 16148 - 100 AVENUE NW
<b>Legal Description:</b>	Lots 15, 16, 17, Blk 3C, Plan 6144AH
<b>Site Area:</b>	1620.9 m2
<b>Neighbourhood:</b>	Glenwood
<b>Ward:</b>	Nakota Isga
<b>Notified Community Organization(s):</b>	Glenwood Community League Stony Plain Road and Area Business Improvement Area
<b>Applicant:</b>	Erfrey Tamon

### Planning Framework

<b>Current Zone and Overlay:</b>	(RF1) Single Detached Residential Zone (MNO) Mature Neighbourhood Overlay
<b>Proposed Zone and Overlay:</b>	(RA7) Low Rise Apartment Zone (MNO) Mature Neighbourhood Overlay
<b>Plan in Effect:</b>	Jasper Place Area Redevelopment Plan
<b>Historic Status:</b>	None

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