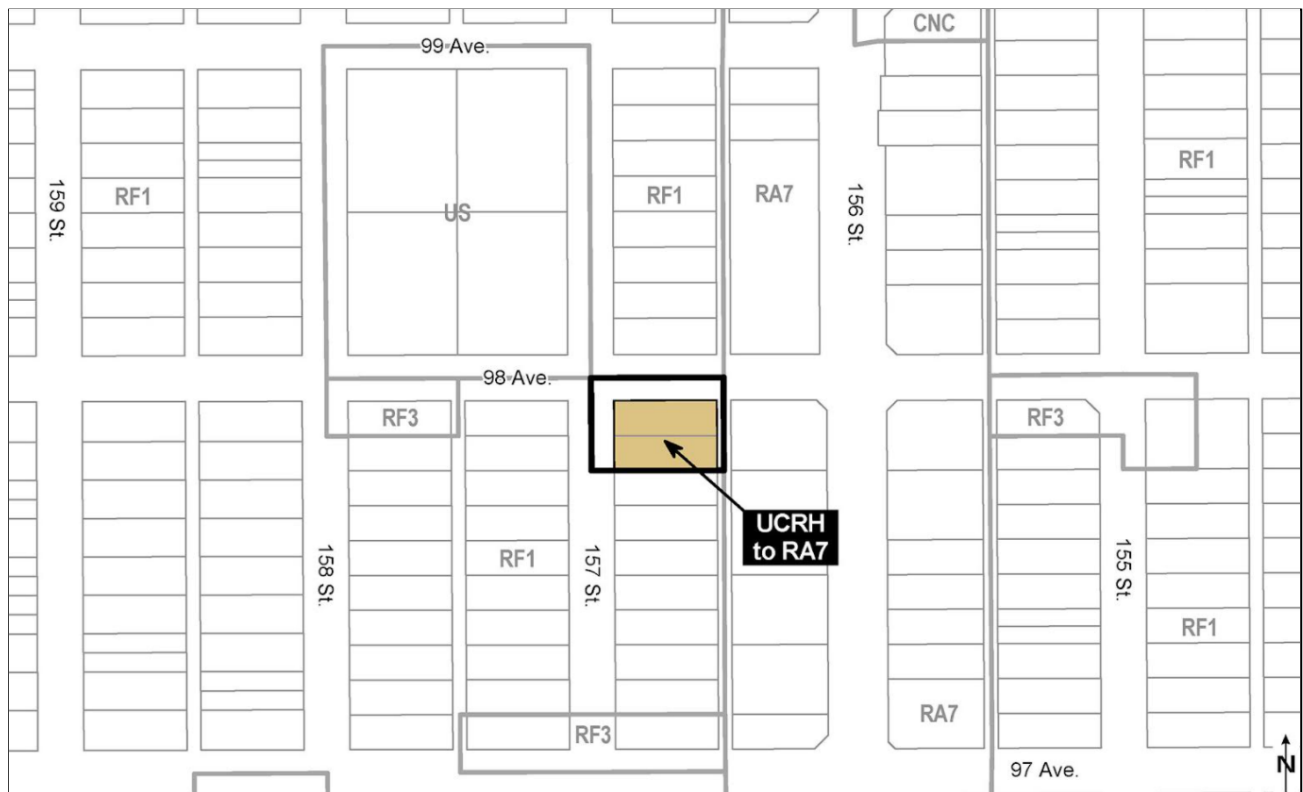


Administration Report Glenwood

Edmonton

9741, 9745 – 157 Street NW

To allow for low rise Multi-unit Housing.



Recommendation: That Bylaw 20103 to amend the Jasper Place Area Redevelopment Plan (ARP) and Charter Bylaw 20104 to amend the Zoning Bylaw from (UCRH) Urban Character Row Housing Zone to (RA7) Low Rise Apartment Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- provides the opportunity for housing diversity in the Glenwood neighbourhood on a corner site, where multi-unit housing and limited commercial uses are appropriate and compatible form of development;

- proposes development within 400 metres of the future Valley Line West Jasper Place LRT stop with an increase in residential density that appropriately scales and fits with surrounding built forms; and
- aligns with the direction for future development within the 156 Street Secondary Corridor as directed by The City Plan

Application Summary

BYLAW 20103 will amend the Jasper Place Area Redevelopment Plan (ARP) to change the proposed land use designation of the site from G3 Transit Oriented Housing to G4 Multi-family housing. The change to the land designation is necessary to reflect the proposed RA7 zoning.

CHARTER BYLAW 20104 will amend the Zoning Bylaw, as it applies to the subject site, from (UCRH) Urban Character Row Housing 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 one response when the advance notice was sent out. Subsequent comments were received several months after the advance notice was sent out.

The Basic, Approach included the following techniques:

Advance Notice, February 9, 2022

- Number of recipients: 61
- Number of responses with concerns: 7

Webpage

- edmonton.ca/glenwoodplanningapplications

Common comments heard throughout the various methods include:

- Increase in density and height from the current zone are unreasonable.
- Glenwood has enough apartments already and they are more appropriate on the arterial roads.
- Potential development will cause parking and safety issues.
- The current zoning allows for row houses which is what should be built there.
- Spot amending the ARP lessens its value as community endorsed long term visionary plan.
- Does not face any arterial roads.

The feedback received is from individual recipients and the Glenwood Community League and is summarised above.

Site and Surrounding Area

The subject site is approximately 1,384 square metres located on the northwest corner of the block abutting two local roads. It contains two single detached homes and is within the eastern central portion of the Glenwood Neighbourhood. Vehicular access is through the rear lane to the east of the site. Transit is available on 95 Avenue, 100 Avenue and 163 street. Transit service was recently removed from 156 Street to accommodate the construction of the Valley Line West LRT line. The two future stops (Glenwood/Sherwood Stop and Jasper Place Stop) will be approximately 400 m away. The surrounding area is developed with single detached homes and low rise apartments to the east and Meadowlark Christian School is less than a block to the north.



Contextual view of application area



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(UCRH) Urban Character Row Housing Zone	2 Single Detached Homes

CONTEXT

North	(RF1) Single Detached Residential Zone	Single Detached House
East	(RA7) Low Rise Apartment Zone	3-storey Apartment
South	(RF1) Single Detached Residential Zone	Single Detached House
West	(RF1) Single Detached Residential Zone	Single Detached House



View of the site looking east from 157 Street NW



View of the site looking south from 98 Avenue NW

Planning Analysis

The City Plan

Within The City Plan, 156 Street NW is designated as a Secondary Corridor. Secondary Corridors are described as a vibrant residential and commercial street that serves as a local destination for surrounding communities. The RA7 zoning meets the objectives of The City Plan by facilitating mixed use development near frequent transit.

Transit Oriented Guidelines

This site is located within 400 metres of the Valley Line West Jasper Place LRT stop which will be constructed at the corner of 156 Street and 100 Avenue to the north. It is also within walking distance to the Glenwood/Sherwood stop at the corner of 156 Street and 95 avenue. These stops, as identified by the TOD Guidelines, are Neighbourhood Stations which seek to ensure proposed developments within 400 metres are incrementally constructed with small-site developments of appropriate scale and fit with surrounding built forms. A low 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 existing low rise apartment buildings and low density housing.

Plans in Effect

The site is located within the Glenwood neighbourhood of the Jasper Place ARP. Since the applicant has proposed RA7 zoning, the ARP will be amended to "Multi-family Housing G4." This site is currently designated as "Transit Oriented Housing G3," the purpose of which is to allow for a range of ground-oriented housing options in proximity to services and transit. The objectives of this designation is to provide opportunities for a range of housing options along main community corridors.

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 and it is common for these two forms to exist adjacent to each other in Edmonton.

The proposed RA7 Zone introduces the 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 their size (275 m² of floor area) and location (ground floor only) to ensure compatibility with residential development both within the same building and on adjacent sites. The RA7 zone is appropriate for this site as it is a corner site, is adjacent to existing RA7 uses to the east, across from a school park and has sufficient setbacks to minimize adverse effects to the nearby RF1 zoned properties.

UCRH & RA7 Comparison Summary

	UCRH	RA7 Proposed
Principal Building	Multi-Unit Housing	Multi-Unit Housing
Maximum Height	12.0 m	14.5 - 16.0 m
Front Setback Range (157 Street)	4.5 m - 6.0 m	6.0 m
Minimum Interior Side Setback	1.2 m up to 8.9 m and a 1.8 m stepback over 8.9 m	3.0 m
Minimum Flanking Side Setback (98 Avenue)	3.0 m	3.0 m
Minimum Rear Setback (Lane)	13.0 m (30% of Site Depth) 5.5m (if development includes attached rear garage)	7.5 m
Maximum Site Coverage	50%	n/a
Minimum No Dwelling Units	Four (4) Principal Dwellings	Six (6) Principal Dwellings

Technical Review

Transportation

The applicant/owner will be required to upgrade the lane adjacent to the site if commercial uses are included. Details regarding the type and extent of upgrades will be further reviewed at the development permit stage. The applicant/owner will also be required to construct a sidewalk on the south side of 98 Avenue adjacent to 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.

Drainage

No storm sewer service connections currently exist to the subject rezoning area. At the owner's cost, new service connections to the existing public 600mm storm sewer main within 157 Street are required at the time of development. Permanent Area Contributions (PAC) Cost Sharing Assessments and the Sanitary Sewer Expansion Assessment may be applicable to the subject rezoning area.

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. The existing service will not be of sufficient size for the proposed development. 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 and ensure adequate water supply to the proposed development. A deficiency in on-street fire protection adjacent to the property was identified by EPCOR Water. Edmonton Fire Rescue Services (EFRS), Fire Protection Engineer may be able to perform an Infill Fire Protection Assessment (IFPA) at development permit application to potentially alter or lessen on-street fire protection infrastructure upgrades, assuming certain criteria are met. At the time of this report an IFPA has not been initiated.

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

Appendices

1 Application Summary

Application Summary

Information

Application Type:	Plan Amendment and Rezoning
Bylaw and Charter Bylaw:	20103, 20104
Location:	South of 98 Avenue NW and east of 157 Street NW
Address(es):	9741, 9745 - 157 STREET NW
Legal Description(s):	Lots 9 and10, Block 19, Plan 2298HW
Site Area:	1384.66 m2
Neighbourhood:	Glenwood
Ward:	Nakota Isga
Notified Community Organization:	Glenwood Community League
Applicant:	Tamon Architecture Inc

Planning Framework

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

Written By:
Approved By:
Branch:
Section:

Marco Beraldo
Tim Ford
Development Services
Planning Coordination