

9953 159 Street NW

To allow for ground oriented housing.



Recommendation: That Charter Bylaw 20225 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (RF5) Row Housing Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- provides an opportunity to increase housing diversity in the Glenwood neighbourhood
- is appropriately located on a corner lot, where ground oriented housing is a compatible form of development; and
- aligns with the Jasper Place Area Redevelopment Plan which designates this site as 'active edge housing' which permits row housing (ground oriented housing).

Application Summary

CHARTER BYLAW 20225 will amend the Zoning Bylaw, as it applies to the subject site, from (RF1) Single Detached Residential Zone to (RF5) Row Housing Zone for the purpose of accommodating ground-oriented housing. Key development characteristics of the proposed RF5 Zone include:

- a maximum height of 10 metres (approx. 3 storeys)
- up to 5 principal dwellings, with secondary suite or garden suite opportunities
- maximum site coverage of 52%

This application was accepted on April 11, 2022 from Green Space Alliance.

This proposal aligns with the Jasper Place Area Redevelopment Plan which designates this site as 'active edge housing' which permits row housing.

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 proposed application aligns with the direction of the Jasper Place Area Redevelopment Plan.

The Basic approach included the following techniques:

Advance Notice, May 24, 2022

- Number of recipients: 37
- Number of responses with concerns: 0

Webpage

- edmonton.ca/glenwoodplanningapplications

No formal feedback or position was received from the Glenwood Community League at the time this report was written.

Site and Surrounding Area

The rezoning area consists of one residential lot, at the corner of 100 Avenue NW and 159 Street NW, within the Glenwood neighbourhood. The site is surrounded on all sides by single detached housing.

The subject site has excellent access to public transportation, being located within walking distance from the Jasper Place Transit Centre and the future Jasper Place LRT stop.



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	(RF3) Small Scale Infill Development Zone	Single Detached House
South	(RF1) Single Detached Residential Zone	Single Detached House
West	(RF1) Single Detached Residential Zone	Single Detached House



View of the site looking North from 100 Avenue NW



View of the site looking northeast from rear lane



View of the site looking southwest from 159 Street NW

Planning Analysis

Land Use Compatibility

The RF5 regulations which control the built form, are similar to its current RF1 zoning (see comparison below), with the exception of the following:

- an increase in maximum height of 1.1 metres (approximately ½ a storey);
- an increase in maximum site coverage of 12%; and
- the potential for an additional 4 units of density.

To mitigate impacts to the adjacent property to the south, the MNO requires that window locations as well as design techniques such as translucent window treatment and screening methods be used along this edge to help reduce overlook and other privacy issues.

The proposed RF5 Zone also requires that the average number of bedrooms per unit be at least 2.25 in an effort to encourage development that is oriented towards families. Family oriented development at this location is complemented by the various amenities the neighbourhood has to offer including convenient access to transit, park space, and educational facilities and retail space.

RF1 & RF5 Comparison Summary

	RF1 + MNO Current	RF5 + MNO Proposed
Principal Building	Single Detached Housing Duplex Housing Semi-detached Housing	Multi-Unit Housing
Maximum Height	8.9 m	10.0 m
Front Setback Range (159 Street)	7.5 m - 10.5m	7.3 m -10.3
Minimum Interior Side Setback	1.2 m	1.2 m
Minimum Flanking Side Setback (100 Avenue)	1.2 m	3.0 m
Minimum Rear Setback (Lane)	18.0 m (40% of Site Depth)	18.0 m (40% of Site Depth)

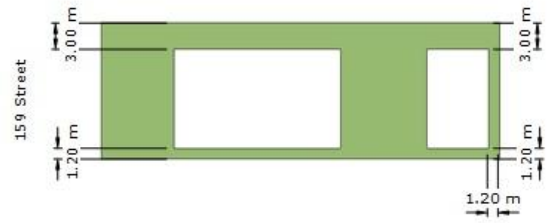
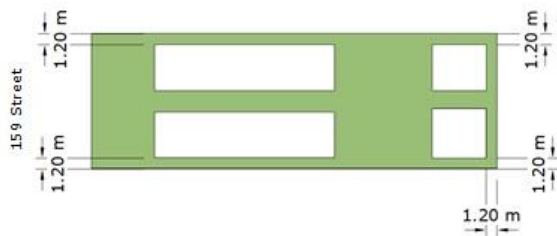
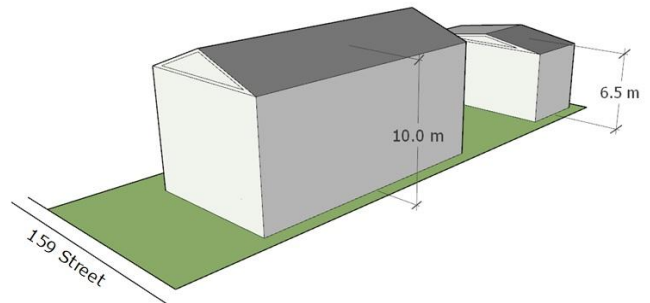
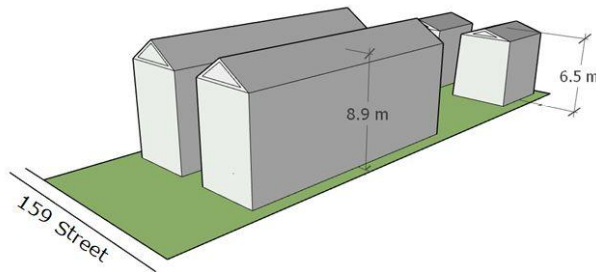
Maximum Site Coverage	40% ¹	50% ²
Maximum No Dwelling Units	- Two (2) Principal Dwellings ³ - Two (2) Secondary Suites - Two (2) Garden Suites Total: Six (6)	- Five (5) Principal Dwellings - Five (5) Secondary Suites OR - Five (5) Garden Suites Total: Ten (10)

	RF1 + MNO: Current		RF5 + 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	1.2 m
Minimum Flanking Side Setback	1.2 m	1.8 m	3.0 m	3.0 m
Minimum Rear Setback	1.2 m	1.2 m	1.2 m	1.2 m

¹ A maximum Site Coverage of 40% would be applicable to each subdivided lot

² Maximum total Site Coverage shall be increased by 2% of the Site Area to accommodate single Storey Unenclosed Front Porches

³ 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.

Top view**3D view****Jasper Place Area Redevelopment Plan (ARP)**

The Jasper Place ARP is in effect for this area and designates this site as 'active edge housing' which permits row housing. The purpose of the proposed amendment is to provide for row housing which aligns with the plan.

The City Plan

The proposed rezoning supports the direction outlined in The City Plan by enabling ongoing residential infill to occur at a variety of scales, densities and designs within all parts of the residential areas and accommodating future growth to a population of 2 million within Edmonton's existing boundaries.

Technical Review

Transportation

Upon redevelopment of this site, the existing vehicular access from 158 Street NW shall be removed and the boulevard restored. New site access shall be from the lane only, in conformance with the MNO.

Drainage

Development allowed under the proposed zone would be required to include on-site stormwater management techniques with a controlled outflow rate to mitigate its impact on the existing drainage infrastructure. Details of the required on-site stormwater management will be reviewed at the Development Permit stage.

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 applicant/owner will be required to one new hydrant for fire protection.

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

Appendices

- 1 Application Summary

Application Summary

Information

Application Type:	Rezoning
Charter Bylaw:	20225
Location:	South of 100 Avenue NW and east of 159 Street NW
Address:	9953 - 159 Street NW
Legal Description(s):	Lot 13, Block 2A, Plan 6144AH
Site Area:	687 m ²
Neighbourhood:	Glenwood
Ward:	Nakota Isga
Notified Community Organization:	Glenwood Community League
Applicant:	Green Space Alliance

Planning Framework

Current Zone and Overlay:	(RF1) Single Detached Residential Zone (MNO) Mature Neighborhood Overlay
Proposed Zone and Overlay:	(RF5) Row Housing Zone (MNO) Mature Neighborhood Overlay
Plan in Effect:	Jasper Place Area Redevelopment Plan
Historic Status:	None

Written By:
Approved By:
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Section:

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