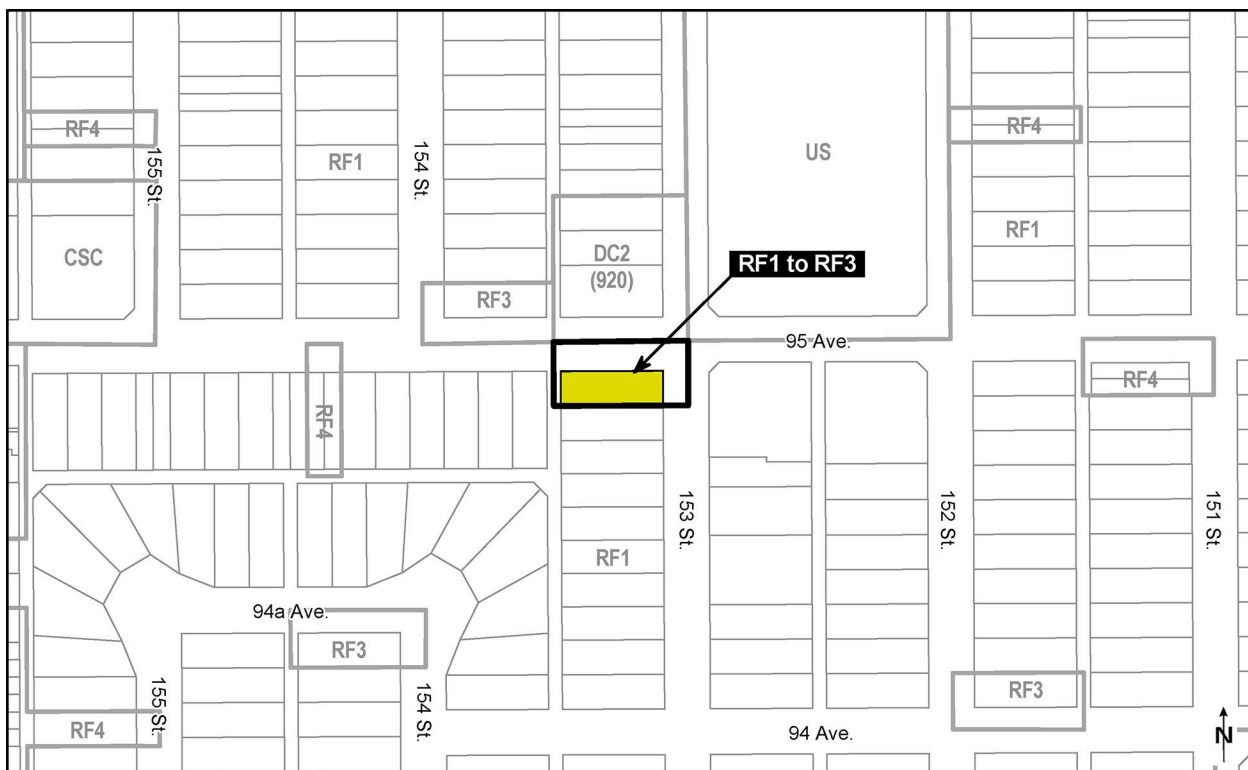


9446 - 153 Street NW

To allow for small scale infill development.



Recommendation: That Charter Bylaw 20201 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- provides the opportunity for increased density and housing diversity in the Sherwood neighbourhood;
- is located on a corner lot, where row housing is an appropriate and compatible form of development; and
- is within walking distance to a variety of alternative modes of transportation such as frequent bus service and future LRT.

Application Summary

CHARTER BYLAW 20201 will amend the Zoning Bylaw, as it applies to the subject site, from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone, to allow for a mix of small scale housing, such as Single Detached Housing, Semi-Detached Housing and Multi-unit Housing.

This rezoning proposal was submitted by Green Space Alliance (Dnyanesh Deshpande) on May 10, 2022 on behalf of Maresh Dhatwalra.

Multi-unit Housing is a permitted use within the proposed RF3 Zone and is the key difference between the existing RF1 Zone and proposed RF3 Zone. The RF3 Zone is considered appropriate in mature neighborhoods on corner sites, like this one as the height of future development on the subject property cannot exceed 8.9 metres and setbacks are compatible with the abutting properties.

This proposal is in alignment with the goals and policies of The City Plan to accommodate all future growth for the next 1 million people. To achieve this, 50% of all 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. This approach was selected because the application proposes a standard zone that allows for a similar building scale to the existing zoning and aligns with the objectives of The City Plan.

The Basic Approach included the following techniques:

Advance Notice, May 25, 2022

- Number of recipients: 27
- Number of responses with concerns: 0

Webpage

- edmonton.ca/sherwoodplanningapplications

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

Site and Surrounding Area

The subject property is approximately 687 m² located at the intersection of 153 Street NW and 95 Avenue NW, within the Sherwood neighbourhood. The subject property is surrounded on all sides by single detached housing, with the exception of the east side of the property, which is bounded by the Gospel

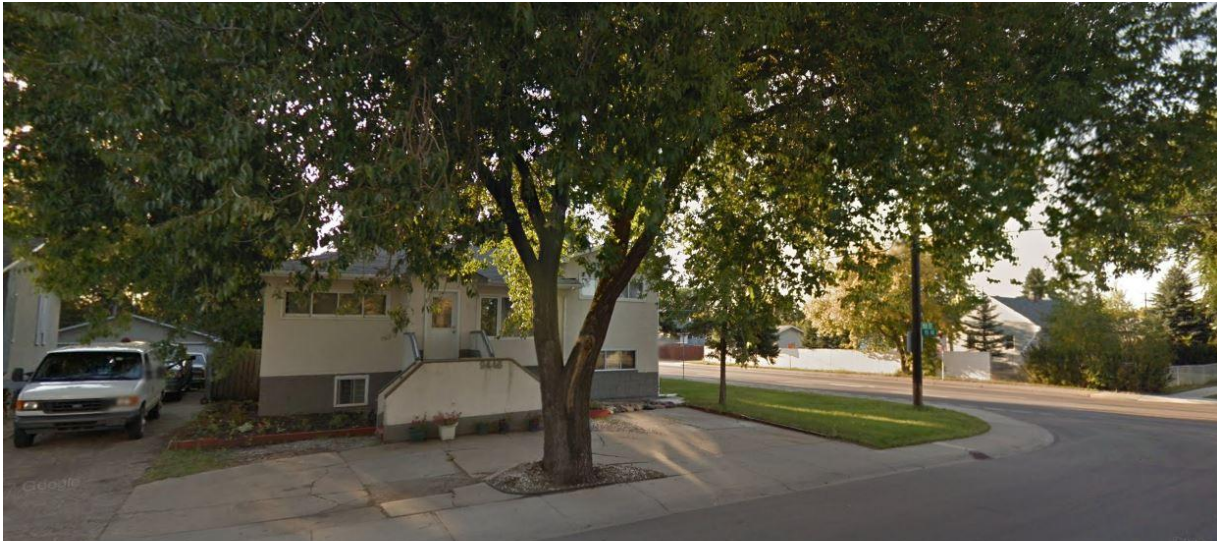
Centre Pentecostal Church. Also of note, is that properties to north of this site, though currently occupied with single detached housing, are zoned to allow for up to 10 units of row housing.

The site is well connected to alternative modes of transportation such as bus service along 95 Avenue, a bike lane along 153 Street (north of 95 Avenue), and proximity to future Glenwood/Sherwood on the Valley Line West LRT, which is approximately 300 m from the subject property.



Aerial view of the application area

| | EXISTING ZONING | CURRENT USE |
|---------------------|---|----------------------------------|
| SUBJECT SITE | (RF1) Single Detached Residential Zone | Single Detached House |
| CONTEXT | | |
| North | (DC2) Site Specific Development Control Provision | Single Detached House |
| East | (RF1) Single Detached Residential Zone | Gospel Centre Pentecostal Church |
| South | (RF1) Single Detached Residential Zone | Single Detached House |
| West | (RF1) Single Detached Residential Zone | Single Detached House |



View of the site looking northwest from 153 Street NW



View of the site looking south from 95 Avenue NW

Planning Analysis

The City Plan

The proposed rezoning facilitates residential infill development and conforms to the direction outlined in the City Plan to achieve 50 percent of new units through infill. The proposed rezoning will provide a wider variety of housing options in the area with convenient access to amenities and alternative modes of transportation.

Land Use Compatibility

The key difference between the existing RF1 Zone and the proposed RF3 Zone is the introduction of Multi-unit Housing as a permitted use. The Mature Neighborhood (MNO) will continue to apply to the proposed RF3 Zone which limits height to 8.9 metres and requires a front setback in general conformance

with abutting properties allowing the multi-unit housing to sensitively integrate into the existing neighbourhood. The below table is a comparison between key development regulations of each zone.

RF1 & RF3 Comparison Summary

| | RF1 + MNO Current | RF3 + MNO Proposed |
|--|---|--|
| Principal Building | Single Detached Housing Duplex Housing Semi-detached Housing | Multi-Unit Housing |
| Maximum Height | 8.9 m | 8.9 m |
| Front Setback Range (approximate) (153 street) | 7.5 m - 10.5 m | 6.0 m |
| Minimum Interior Side Setback | 1.2 m | 3.0 m |
| Minimum Flanking Side Setback (95 Avenue) | 1.2 m | 2.0 m |
| Minimum Rear Setback (Lane) | 17.62 m (40% of Site Depth) | 17.62 m (40% of Site Depth) |
| Maximum Site Coverage | 40% ¹ | 45% |
| Maximum No Dwelling Units | Two (2) Principal Dwellings ² Two (2) Secondary Suites ² Two (2) Garden Suites ² | Four (4) Principal Dwellings ³ Four (4) Secondary Suites ³ Four (4) Garden Suites ³ |

| | 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 |

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

² 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.

³ 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.

| | | | | |
|--------------------------------------|-------|-------|-------|-------|
| 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 |

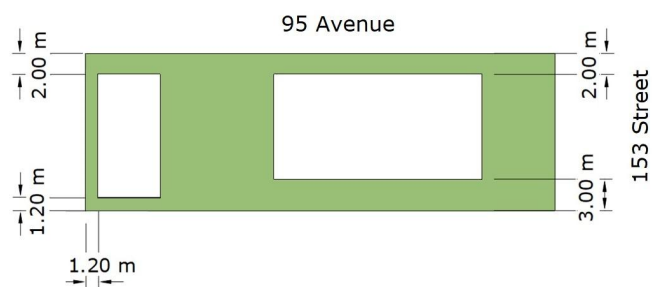
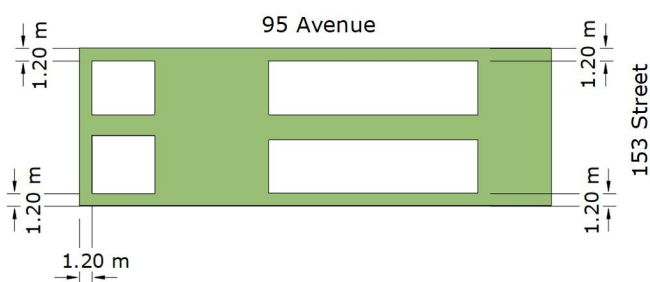
The rezoning to RF3 represents an increase in allowable density, among other minor differences. The RF3 zone and its permitted development is considered to be sensitive intensification because the built form is limited to the same height and the interior side setback is increased to 3.0 m from what is permitted under RF1 Zone. Further, corner sites, like this one, are generally considered suitable locations for additional density in the form of row housing as they only abut one property, minimizing their overall impact.

The site also has convenient access to bike lanes, bus services and a future LRT stop (Glenwood/Sherwood stop) that are within walking distance, providing future users with alternative modes of transportation.

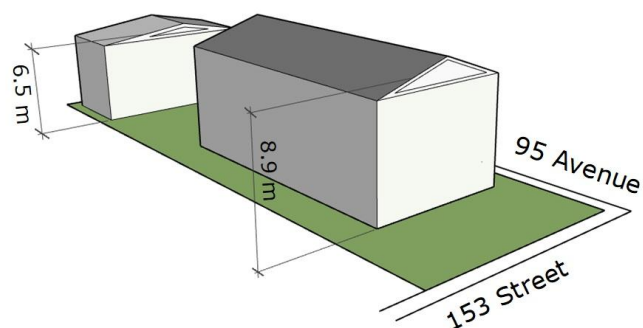
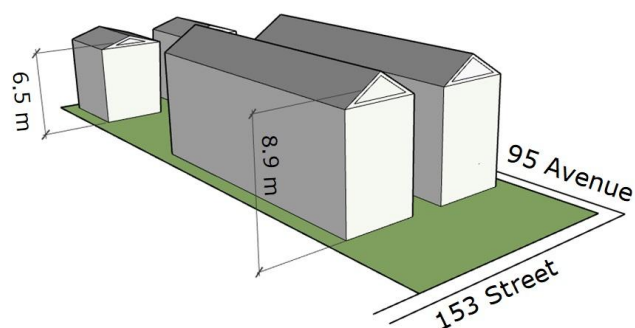
POTENTIAL RF1 BUILT FORM

POTENTIAL RF3 BUILT FORM

Top view



3D view



Transit Oriented Development Guidelines (TODG)

This site is located within approximately 300 metres of the future Glenwood/Sherwood LRT stop. This stop is identified with the TODG as Neighborhood Stop. This proposed rezoning conforms to the direction of the TODG by allowing for a moderate increase in development intensity that is sympathetic to the surrounding single detached housing character of the area.

Technical Review

Transportation

Vehicular access shall be from the rear only to conform with the Zoning Bylaw. The owner will be required to remove the existing access from 153 Street and restore the curb, gutter, sidewalk and boulevard, upon redevelopment of the site.

Drainage

Development allowed under the proposed zone would not have a significant impact on existing drainage infrastructure.

EPCOR Water

Water service is available to this site from an existing 200mm water main within 153 street.

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.

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: | 20201 |
| Location: | North of 95 Avenue NW and west of 153 Street NW |
| Address: | 9446 - 153 Street NW |
| Legal Description: | Lot 30, Block 13, Plan 3963HW |
| Site Area: | 686.692 m ² |
| Neighbourhood: | Sherwood |
| Ward: | Sipiwiyiniwak |
| Notified Community Organization: | West Jasper-Sherwood Community League |
| Applicant: | Green Space Alliance |

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: | Abhimanyu Jamwal |
| Approved By: | Tim Ford |
| Branch: | Development Services |
| Section: | Planning Coordination |