

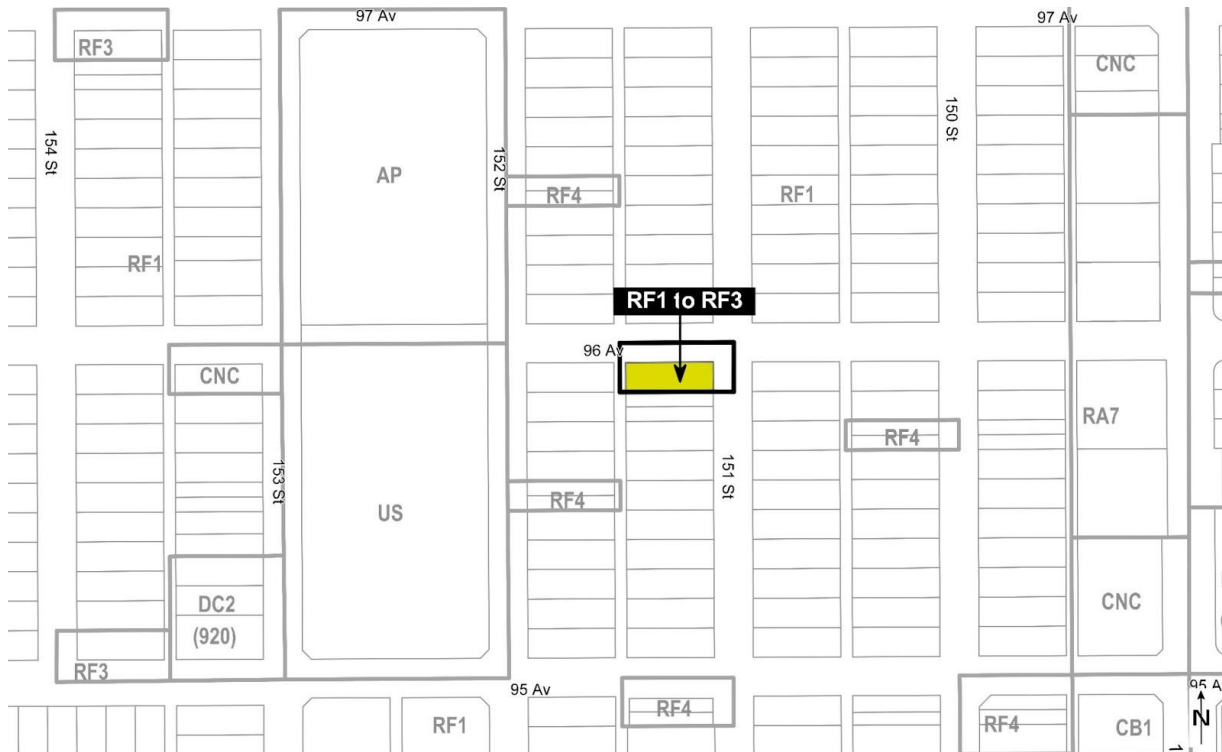
Administration Report

West Jasper Place

Edmonton

9550 - 151 Street NW

To allow for a mix of small scale housing, West Jasper Place.



Recommendation: That Bylaw 20260 to amend Figure 6 and Figure 14 in the Jasper Place Area Redevelopment Plan (ARP) and Charter Bylaw 20261 to amend the Zoning Bylaw from the (RF1) Single Detached Residential Zone to the (RF3) Small Scale Infill Development Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Provides the opportunity for housing diversity in the West Jasper Place neighbourhood on a corner lot, where small scale Multi-unit Housing is an appropriate and compatible form of development; and
- Conforms with The City Plan target of adding 50% on new units through infill city-wide.

Application Summary

This application was accepted on June 10, 2022 from Situate Inc. on behalf of Uptown Boulevard Inc.

BYLAW 20260 will amend Figure 6 and 14 in the Jasper Place Area Redevelopment Plan (ARP), as it applies to the subject site, from “WJP1 - Small Scale Housing” to “WJP2 - Active Edge Housing”.

CHARTER BYLAW 20261 will amend the Zoning Bylaw, as it applies to the subject site, from the (RF1) Single Detached Residential Zone to the (RF3) Small Scale Infill Development Zone for the purpose of accommodating a mix of small scale 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 application proposes a rezoning to a standard zone of the same category in the Zoning Bylaw (RF1 to RF3), and the application raised little response to advanced notification.

The Basic Approach included the following techniques:

Advance Notice, July 20, 2022

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

Webpage

- edmonton.ca/westjasperplaceplanningapplications

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

Site and Surrounding Area

The subject site is approximately 687 square metres in area, located on a corner lot abutting two local roads within the southeastern portion of the West Jasper Place neighbourhood. Vehicular access to the subject site is from the lane west of the site. The site is two blocks from 149 Street NW, an arterial road and transit corridor bordering the neighbourhood. ETS operates frequent bus service nearby on 95 Avenue NW and 149 Street NW and the site is approximately 150 metres from bus stops on 95 Avenue NW. There is an on-street bike route in proximity to the site along 153 Street NW. The site is also in proximity to open space, including Arthur Elliot Park, Sherwood School, and the West Jasper-Sherwood Community League.



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	Single Detached House
West	(RF1) Single Detached Residential Zone	Single Detached House



View of the site looking west from 151 Street NW.



View of the site looking south from 96 Avenue NW.



View of the site looking east from the Lane.

Planning Analysis

Land Use Compatibility

Small scale Multi-unit Housing is compatible with the existing surrounding Single Detached Housing, and allows for a gentle increase in density in the West Jasper Place neighbourhood.

The RF3 regulations in combination with the Mature Neighbourhood Overlay regulations, are similar to the current RF1 zoning. Front setback, rear setback, and height regulations are identical in both the RF1 and RF3 Zones. Key differences between the zones are the permitted number of units, site coverage and side setback regulations. The interior side setback within the proposed zone provides additional separation space than that required under the current RF1 Zone. This will help ensure that the development is sensitive to the abutting site to the south. The maximum site coverage is higher under the proposed zone than the current RF1 Zone, however, the height and setback requirements of the RF3 zone and the MNO ensure limited impacts to adjacent properties. Overall, the location of the property being a corner lot along with the regulatory requirements of the Zoning Bylaw provide proper transitions to the rest of the blockface. A comparison between the RF1 and RF3 Zone is available below:

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 (151 Street NW)	9.0 m - 12.5 m approx.	7.0 m - 15.0 m approx.
Minimum Interior Side Setback	1.2 m	3.0 m
Minimum Flanking Side Setback (94 Avenue NW)	2.5 m	2.0 m
Minimum Rear Setback (Lane)	18 m (40% of Site Depth)	18 m (40% of Site Depth)
Maximum Site Coverage	42% ¹	45%

¹ A maximum Site Coverage of 42% would be applicable to each subdivided lot
Attachment 2 | File: LDA22--0294 | West Jasper Place

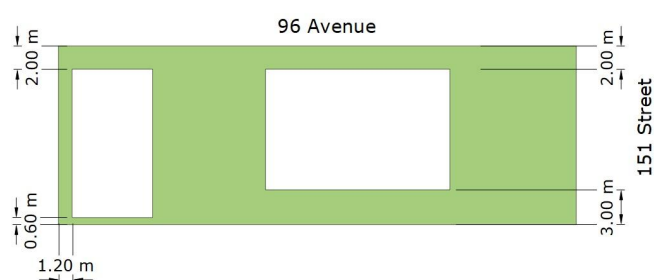
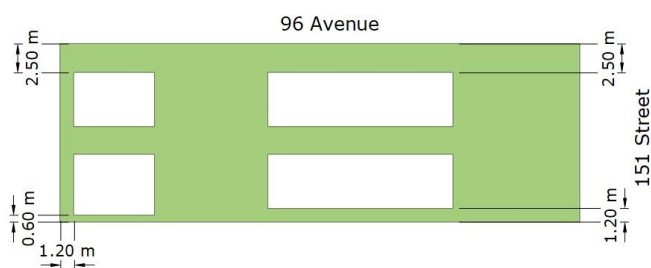
Maximum No Dwelling Units	Two (2) Principal Dwellings ² Two (2) Secondary Suites ² Two (2) Garden Suites ²	Four (4) Principal Dwellings ³ Four (4) Secondary Suites ³ Four (4) Garden Suites ³
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	RF1 + MNO: Current		RF3 + MNO: Proposed	
Accessory Building	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	2.5 m	2.5 m	2.0 m	2.0 m
Minimum Rear Setback	1.2 m	1.2 m	1.2 m	1.2 m

POTENTIAL RF1 BUILT FORM

POTENTIAL RF3 BUILT FORM

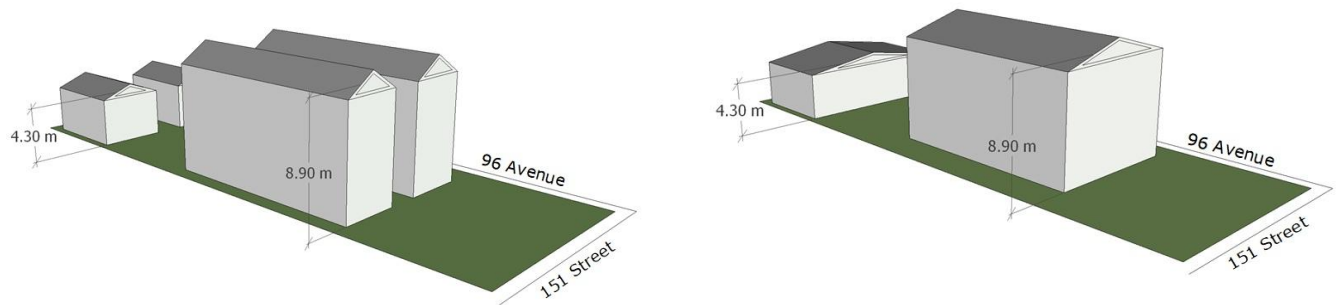
Top view



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.

3D view



Plans in Effect

The City Plan

The site is approximately two blocks from the 149 Street Secondary Corridor. Secondary Corridors are vibrant residential and commercial streets which serve as a local destination and a corridor for movement. The typical massing/form envisioned for Secondary Corridors is low-rise and mid-rise. The proposed rezoning would act as a transition between the low-rise and mid-rise built form planned for the 149 Street Secondary Corridor, and the interior of the West Jasper Place Neighbourhood, while helping to achieve the target of adding 50% of new residential units through infill city-wide. Additionally, the proposed rezoning would diversify housing types in West Jasper Place, which would provide additional housing choice in the neighbourhood. The proposed rezoning and plan amendment are in alignment with the direction provided in The City Plan.

Jasper Place Area Redevelopment Plan (ARP)

To facilitate this rezoning, amendments to the Jasper Place Area Redevelopment Plan (ARP) are necessary. *Figure 6: Jasper Place Proposed Land Use* and *Figure 14: West Jasper Place Proposed Land Use* currently designate the subject site as “WJP1 Small Scale Housing” which does not list Multi-unit Housing as a supported housing type. The proposed plan amendment would redesignate the subject site from “WJP1 Small Scale Housing” to “WJP2 Active Edge Housing” which has a broader list of supported housing types including Multi-unit Housing in the form of row houses.

Technical Review

Transportation

The site is well located to take advantage of the existing transportation infrastructure. Site access will be from the abutting lane. Construction of a sidewalk along the south property line will be required with the development.

A “frequent” mass transit bus route is anticipated to operate on 149 Street NW in the future as part of the mass transit network assumed for the 1.25 million population scenario of the Edmonton City Plan. The site

is approximately 700 metres from the future Glenwood/Sherwood Stop on the Valley Line West LRT. Construction of the Valley Line West LRT began in 2021, with completion anticipated for 2026/27.

Drainage

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

EPCOR Water

Edmonton Fire Rescue Services Guidelines for Accepting Spacing Deficiencies between Existing Hydrants were applied, and determined that the existing fire hydrant spacing gap was acceptable. Therefore, upgrades to the existing municipal fire protection infrastructure is not required for this application.

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(s)/Charter Bylaw(s):	Bylaw 20260 and Charter Bylaw 20261
Location:	South of 96 Avenue NW, and west of 151 Street NW
Address(es):	9550 - 151 Street NW
Legal Description(s):	Lot 1, Block 47, Plan 1815AW
Site Area:	687.071 m ²
Neighbourhood:	West Jasper Place
Ward:	Nakota Isga Ward
Notified Community Organization(s):	West Jasper - Sherwood Community League
Applicant:	Jeff Booth

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:	Jasper Place Area Redevelopment Plan
Historic Status:	None

Written By:	Saffron Newton
Approved By:	Claire St. Aubin
Branch:	Development Services
Section:	Planning Coordination