

# Administration Report

## Britannia Youngstown

Edmonton

### 15730 - 102 Avenue

To allow for ground oriented housing.



**Recommendation:** That Charter Bylaw 20263 to amend the Zoning Bylaw from (RF4) Semi-detached Residential Zone to (RF5) Row Housing Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- provides the opportunity for increased density and housing diversity in the Britannia Youngstown neighbourhood;
- is located on a corner lot, where ground oriented housing is an appropriate and compatible form of development; and
- aligns with the Jasper Place Area Redevelopment Plan which designates the subject property as transit oriented housing which permits ground oriented row housing.

## Application Summary

**CHARTER BYLAW 20263** will amend the Zoning Bylaw, as it applies to the subject site, from (RF4) Semi-detached Residential Zone to (RF5) Row Housing Zone to allow for 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 opportunities; and
- a maximum site coverage of 52%

This rezoning application was submitted by EINS Consulting (Andrew Olsen) on June 17, 2022.

This proposal aligns with the Jasper Place Area Redevelopment Plan which designates this site as transit oriented housing which permits ground oriented row housing.

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

The Basic Approach included the following techniques:

**Advance Notice**, June 30, 2022

- Number of recipients: 29
- Number of responses with concerns: 1

### Webpage

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

One email was received with concerns regarding additional shadowing on surrounding properties and the proposal contributing to traffic congestion in the area.

## Site and Surrounding Area

The subject property is approximately 695 m<sup>2</sup>, located at the intersection of 102 Avenue and 158 Street NW within the Britannia Youngstown neighbourhood. The property is surrounded by small-scale residential development, with the exception of the south side of the property, which is bounded by a mixed use development.

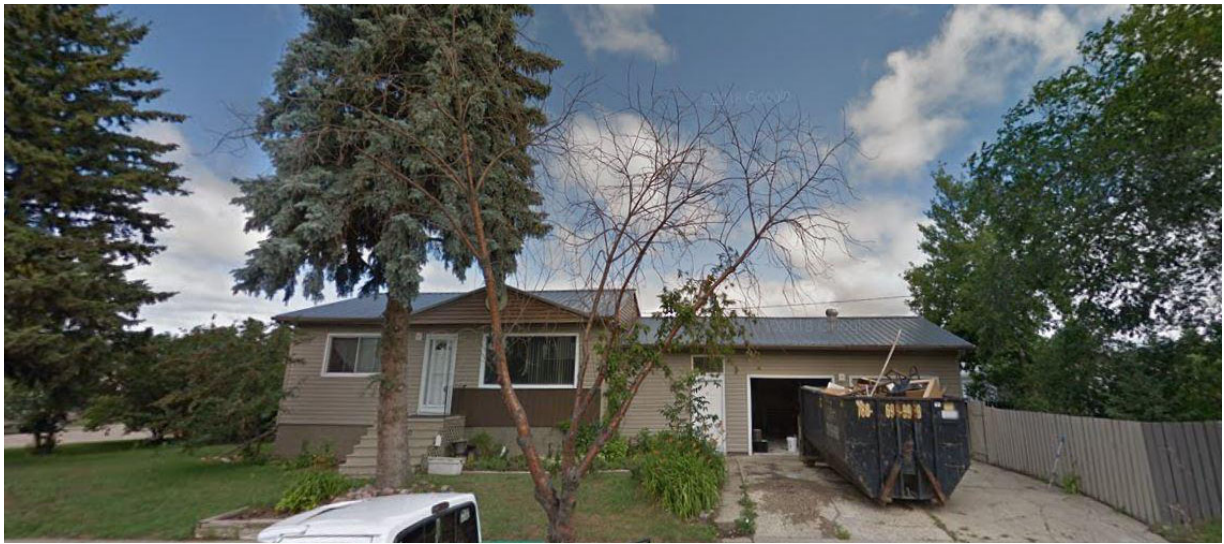
The site is well connected to alternative modes of transportation with bus service along Stony Plain Road and 156 Street and bike lanes along 153 Street, 104 and 100 Avenue. The Jasper Place Transit Centre is within walking distance from this site, as well as the future Jasper Place LRT along 156 Street.



*Aerial view of application area*

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF4) Semi-detached Residential Zone	Single Detached House
CONTEXT		
North	(RF4) Semi-detached Residential Zone	Single Detached House
East	(RF4) Semi-detached Residential Zone	Single Detached House
South	(CB1) Low Intensity Business Zone	Mixed Use
West	(RF4) Semi-detached Residential Zone	Single Detached House





*View of the site looking north from 102 Avenue NW*



*View of the site looking northeast from 102 Avenue NW and 158 Street NW*

## **Planning Analysis**

### **The City Plan**

The proposed rezoning area is within the Primary Corridor of Stony Plain Road. The proposed rezoning facilitates the intensification of this corridor and will contribute to the direction outlined in The City Plan to achieve 50 percent of new units through infill. Moreover, it will provide a wider variety of housing options in the area with convenient access to amenities and alternative modes of transportation.

## Plan in Effect

The site is located within the Jasper Place Area Redevelopment Plan (ARP). This rezoning conforms to the ARP which designates this site as 'transit oriented housing' which allows for row housing development, as proposed.

## Land Use Compatibility

The key difference between the existing RF4 Zone and the proposed RF5 Zone is the introduction of Multi-unit housing. RF5 allows an increase in maximum height, site coverage and density. The Mature Neighbourhood (MNO) will continue to apply to the proposed RF5 Zone which requires that the front setback be in general conformance with the abutting property.

## RF4 & RF5 Comparison Summary

	<b>RF4 + MNO Current</b>	<b>RF5 + MNO Proposed</b>
<b>Principal Building</b>	Single Detached Housing Duplex Housing Semi-detached housing	Multi-Unit Housing
<b>Maximum Height</b>	8.9 m	10.0 m
<b>Front Setback Range</b> (158 Street)	6.5 m - 9.5 m	6.5 m - 9.5 m
<b>Minimum Interior Side Setback</b>	1.2 m	1.2 m
<b>Minimum Flanking Side Setback</b> (102 Avenue)	1.2 m	3.0 m
<b>Minimum Rear Setback</b> (Lane)	18.2 m (40% of Site Depth)	18.2 m (40% of Site Depth)
<b>Maximum Site Coverage</b>	40% <sup>1</sup>	50% <sup>2</sup>

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

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

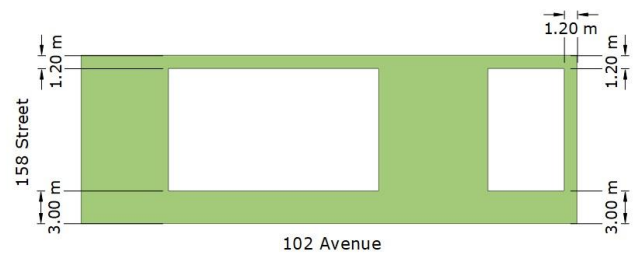
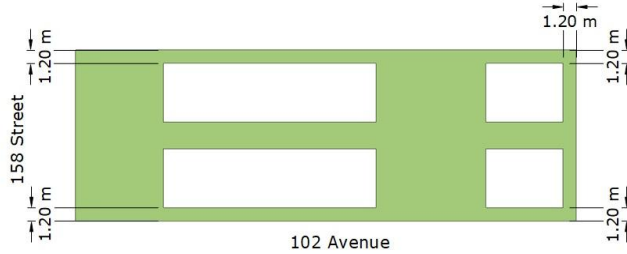
<sup>3</sup> Lot Subdivision would be required to accommodate two Single Detached principal structures/dwellings under RF4. Semi-detached could be built without subdividing under RF4. Each principal dwelling could have a Secondary Suite and/or Garden Suite.

<sup>4</sup> Each principal dwelling could have a Secondary Suite.

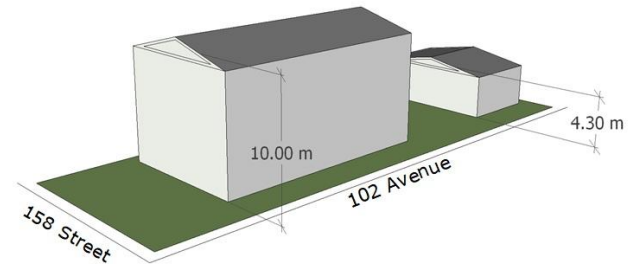
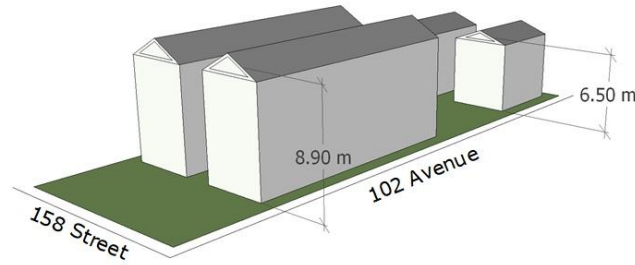
<b>Maximum Principal Dwelling Units</b>	Two (2) Principal Dwellings <sup>3</sup>	Five (5) Principal Dwellings <sup>4</sup>
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	<b>RF4 + MNO: Current</b>		<b>RF5 + MNO: Proposed</b>
<b>Accessory Building</b>	<b>Garden Suite</b>	<b>Detached Garage</b>	<b>Detached Garage</b>
<b>Maximum Height</b>	6.5 m	4.3 m	4.3 m
<b>Minimum Interior Side Setback</b>	1.2 m	0.6 m	1.2 m
<b>Minimum Flanking Side Setback</b>	1.2 m	1.2 m	3.0 m
<b>Minimum Rear Setback</b>	1.2 m	1.2 m	1.2 m

### Top view



### 3D view



## 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 driveway onto 102 Avenue and restore the curb, gutter, sidewalk and boulevard at the time of redevelopment. At the time of construction, the owner will be required to protect the existing boulevard trees adjacent to the site, along 102 Avenue NW.

As part of Valley Line West LRT construction, Stony Plain Road (east of 156 Street) and 156 Street (south of Stony Plain Road) will be reconstructed to a two-lane cross-section (one lane in each direction).

### Drainage

Development allowed under the proposed zone would not have a significant impact on existing drainage infrastructure. Development allowed under the proposed zone would require a new storm service connection from the public storm main within 102 Ave NW.

## **EPCOR Water**

Water service is available to this site from an existing 250mm water main within the lane east of 158 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

<b>Application Type:</b>	Rezoning
<b>Charter Bylaw:</b>	20263
<b>Location:</b>	North of 102 Avenue NW and east of 158 Street NW
<b>Address:</b>	15730 - 102 Avenue NW
<b>Legal Description:</b>	Lot 20, Block 13, Plan 8338ET
<b>Site Area:</b>	695 m <sup>2</sup>
<b>Neighbourhood:</b>	Britannia Youngstown
<b>Ward:</b>	Nakota Isga Ward
<b>Notified Community Organization:</b>	Britannia Youngstown Community League
<b>Applicant:</b>	EINS Consulting

### Planning Framework

<b>Current Zone and Overlay:</b>	(RF4) Semi-detached Residential Zone (MNO) Mature Neighbourhood Overlay
<b>Proposed Zone and Overlay:</b>	(RF5) Row Housing Zone (MNO) Mature Neighbourhood Overlay
<b>Plan in Effect:</b>	Jasper Place Area Redevelopment Plan
<b>Historic Status:</b>	None

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Branch:	Development Services
Section:	Planning Coordination