

## 10249 - 152 Street NW

To allow for a mix of small scale housing, Canora.



**Recommendation:** That Charter Bylaw 20257 to amend the Zoning Bylaw from the (RF2) Low Density Infill 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 Canora neighbourhood on a corner lot, where small scale multi-unit housing is an appropriate and compatible form of development.
- Contributes to The City Plan goal of incorporating 50% of residential units through infill city wide.
- Conforms with the direction of the Jasper Place Area Redevelopment Plan and contributes to redevelopment in the area.

## Application Summary

**CHARTER BYLAW 20257** will amend the Zoning Bylaw, as it applies to the subject site, from the (RF2) Low Density Infill Zone to the (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. The proposed amendment conforms with the Jasper Place Area Redevelopment Plan (ARP), and The City Plan.

This application was accepted on May 27, 2022, from Situate Inc. on behalf of Verona Developments.

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. This approach was selected because the application:

- Proposes a rezoning to a standard zone of the same category in the Zoning Bylaw (from RF2 to RF3)
- Follows statutory or non-statutory plans and planning policies in place
- Completes anticipated development for the area
- Raised little response to advanced notification

The Basic Approach included the following techniques:

### **Advance Notice**, June 16, 2022

- Number of recipients: 44
- Number of responses with concerns: 1

### **Webpage**

- [edmonton.ca/canoraplanningapplications](http://edmonton.ca/canoraplanningapplications)

### **Common comments heard throughout the various methods include:**

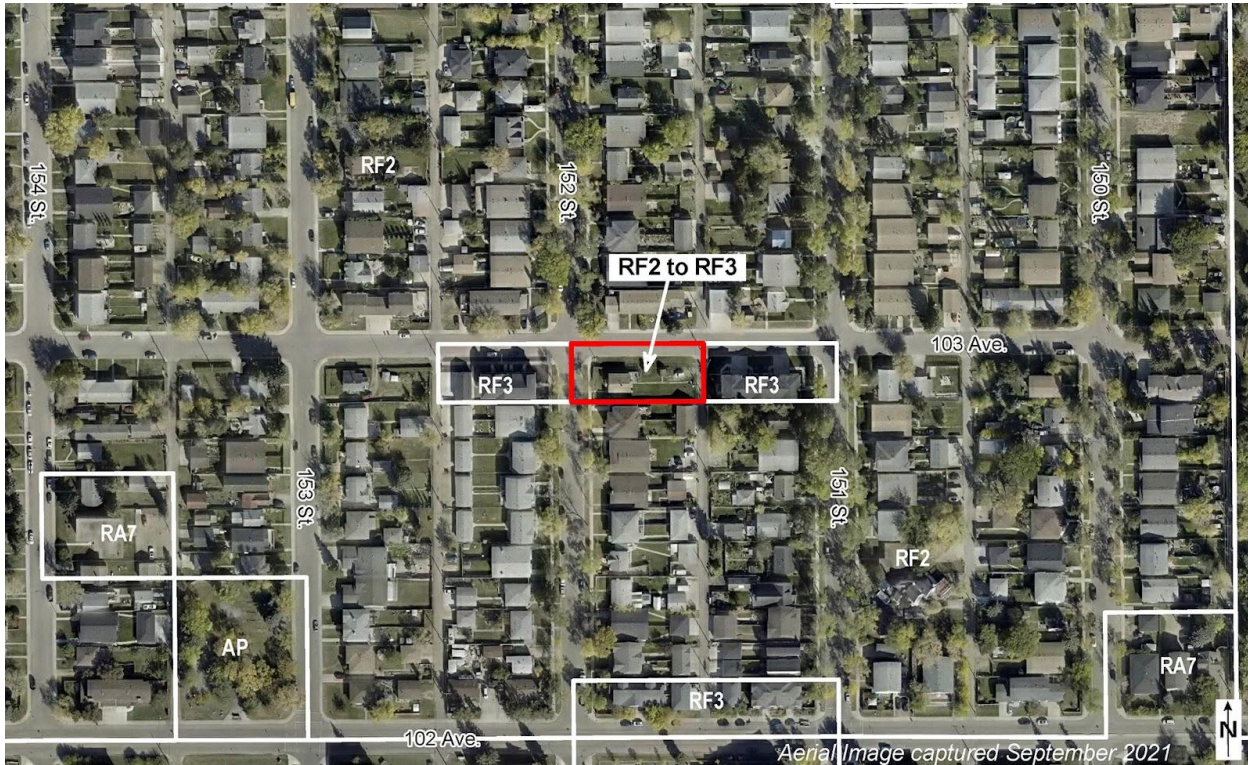
- Concern that the proposed rezoning will result in view and sunlight obstruction for adjacent properties.

No formal feedback or position was received from the Canora 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 and a lane within the interior southern portion of the Canora neighbourhood. Vehicular access to the subject site is from the lane east of the site. The property is three blocks west of 149 Street NW, an

arterial road and transit corridor bordering the neighbourhood. The site is in proximity to an on-street bike route on 153 Street NW and 104 Avenue NW. Frequent bus service operates nearby on 149 Street NW, with bus stops roughly 450 m from the site. The site is within 400 metres of the future “Stony Plain Road / 149 Street Stop” on the Valley Line West LRT. Construction of the Valley Line West LRT began in 2021 with completion anticipated in 2026/27. The site is in proximity to St. Anne Park, Canora Park, Holy Cross Academie Internationale, Brightview School, Canora Community League, and a linear park.



*Aerial view of application area*

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(RF2) Low Density Infill Zone	Single Detached House
<b>CONTEXT</b>		
North	(RF2) Low Density Infill Zone	Semi-detached Housing
East	(RF3) Small Scale Infill Development Zone	Multi-unit Housing
South	(RF2) Low Density Infill Zone	Semi-detached Housing
West	(RF3) Small Scale Infill Development Zone	Multi-unit Housing



*View of the site looking west from the rear Lane*



*View of the site looking south from 103 Avenue NW*



*View of the site looking east from 152 Street NW*

# Planning Analysis

## Land Use Compatibility

Small scale Multi-unit Housing is compatible with the existing surrounding Semi-detached and Multi-unit built forms, and allows for a gentle increase in density in the Canora neighbourhood.

The RF3 regulations in combination with the Mature Neighbourhood Overlay (MNO), are similar to the current RF2 zoning. Front setback, rear setback, and height regulations are identical in both the RF2 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 RF2 Zone. This will 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 RF2 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 on 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 RF2 and the RF3 Zone is shown below:

### RF2 & RF3 Comparison Summary

	<b>RF2 + MNO Current</b>	<b>RF3 + 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	8.9 m
<b>Front Setback Range</b> (152 Street NW)	5.4 m - 8.4 m (approx.).	3.0 - 6.0 m
<b>Minimum Interior Side Setback</b>	1.2 m	3.0 m
<b>Minimum Flanking Side Setback</b> (103 Avenue NW)	2.5 m	2.0 m
<b>Minimum Rear Setback (Lane)</b>	18.0 m (40% of Site Depth)	18.0 m (40% of Site Depth)
<b>Maximum Site Coverage</b>	42% <sup>1</sup>	45%

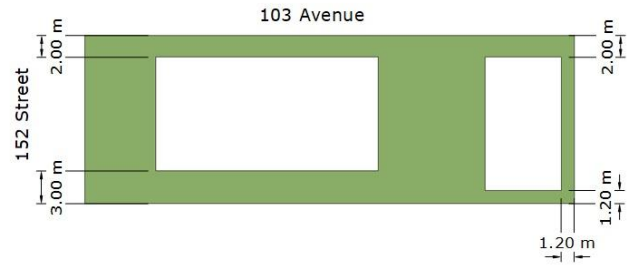
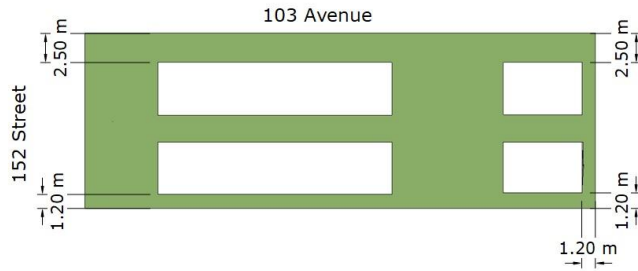
<sup>1</sup> A maximum Site Coverage of 42% would be applicable to each subdivided lot  
Attachment 2 | File: LDA22-0265 | Canora

<b>Maximum No Dwelling Units</b>	Two (2) Principal Dwellings <sup>2</sup> Two (2) Secondary Suites <sup>2</sup> Two (2) Garden Suites <sup>2</sup>	Four (4) Principal Dwellings <sup>3</sup> Four (4) Secondary Suites <sup>3</sup> Four (4) Garden Suites <sup>3</sup>
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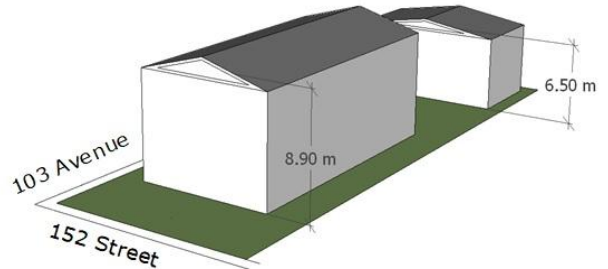
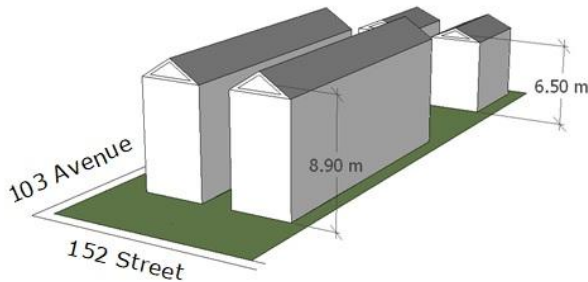
**POTENTIAL RF2 BUILT FORM**

**POTENTIAL RF3 BUILT FORM**

**Top view**



**3D view**



**Plans in Effect**

**The City Plan**

The site is within, but at the periphery of the Stony Plain Road Primary Corridor. The City Plan defines Primary Corridors as a prominent urban street designed for living, working and moving. Primary Corridors serve as a destination, and provide critical connections between nodes. Typical massing/form envisioned for Primary Corridors is mostly mid-rise with some high-rise. This application meets the direction for

<sup>2</sup> Lot Subdivision would be required to accommodate two Single Detached principal structures/dwellings under RF2. Semi-detached could be built without subdividing under RF2. Each principal dwelling could have a Secondary Suite and/or Garden Suite.

<sup>3</sup> 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.

Primary Corridors by acting as a transition from the scale planned for Stony Plain Road and the interior of the Canora neighbourhood, while gently increasing residential density and contributing to the target of adding 50% of new units through infill city-wide.

### **Jasper Place Area Redevelopment Plan (ARP)**

The plan in effect for the Canora neighbourhood is the Jasper Place Area Redevelopment Plan (ARP). The proposed rezoning aligns with the land use direction in the Jasper Place ARP. The site is designated as “C3-Transit Oriented Housing” which supports row housing built form. RF3 zoning supports this use class while providing housing options that would allow for family oriented housing and increase the diversity of housing types in the neighbourhood.

### **Transit Oriented Development Guidelines (TOD)**

The site is within 400 metres of the future Stony Plain Road / 149 Street LRT Stop. The TOD Guidelines identify the Stony Plain Road / 149 Street Stop as a “Neighbourhood Station”. The maximum density for sites that do not front or flank onto a collector or arterial roadway is 42 dwelling units per hectare, which is comparable to density for a “row house”. The proposed rezoning aligns with the TOD Guidelines, as the RF3 Zone supports Multi-unit Housing in the form of small scale row housing.

## **Technical Review**

### **Transportation**

Vehicular access shall be from the rear lane to conform with the regulations of the Mature Neighbourhood Overlay. With the redevelopment of the site, the owner will be required to construct a sidewalk along 103 Avenue NW to the satisfaction of Subdivision and Development Coordination (Transportation).

### **Drainage**

Sanitary servicing exists to the site and may remain to service the redevelopment. No storm sewer service connections exist to the site. With redevelopment, a private drainage system consisting of a storm sewer service connection and/or low impact development facility will be required.

### **EPCOR Water**

There is a deficiency in on-street fire hydrant spacing adjacent to the property. City of Edmonton Standards require hydrant spacing of 90 metres for the proposed zoning. Hydrant spacing in the area is approximately 118 metres. To meet these standards additional hydrants would be required. However, Edmonton Fire Rescue Services has performed a risk-based Infill Fire Protection Assessment and determined that the site has a low risk score and is considered functionally compliant with the municipal standards for hydrant spacing and fire flows. Therefore, upgrades to the existing municipal fire protection infrastructure are 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

<b>Application Type:</b>	Rezoning
<b>Charter Bylaw:</b>	20257
<b>Location:</b>	South of 103 Avenue NW, and east of 152 Street NW
<b>Address(es):</b>	10249 - 152 Street NW
<b>Legal Description(s):</b>	Lot 10, Block 43, Plan 2196AD
<b>Site Area:</b>	686.754 m2
<b>Neighbourhood:</b>	Canora
<b>Ward:</b>	Nakota Isga Ward
<b>Notified Community Organization(s):</b>	The Canora Community League
<b>Applicant:</b>	Allison Rosland

### Planning Framework

<b>Current Zone(s) and Overlay(s):</b>	(RF2) Low Density Infill Zone, (MNO) Mature Neighbourhood Overlay
<b>Proposed Zone(s) and Overlay(s):</b>	(RF3) Small Scale Infill Development Zone, (MNO) Mature Neighbourhood Overlay
<b>Plan(s) in Effect:</b>	Jasper Place Area Redevelopment Plan (ARP)
<b>Historic Status:</b>	None

Written By:	Saffron Newton
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination