

10250 – 161 Street NW

To allow for small scale infill development.



Recommendation: That Bylaw 20280 to amend the Jasper Place Area Redevelopment Plan (ARP) and Charter Bylaw 20281 to amend the Zoning Bylaw from (RF4) Semi-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 Britannia Youngstown neighbourhood.
- Is located a corner lot, where row housing is an appropriate and compatible form of development within a mature neighbourhood.
- Aligns with the infill objectives of The City Plan to achieve 50 percent of new net units through infill development.

Application Summary

BYLAW 20280 will amend the proposed land use map of Britannia Youngstown (Figure 8) of the Jasper Place Area Redevelopment Plan (ARP) from (BY1) small scale housing to (BY2) active edge housing to align with the proposed zoning.

CHARTER BYLAW 20281 will amend the Zoning Bylaw, as it applies to the subject site, from (RF4) Semi-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 Thamir Sharif on June 28, 2022.

Multi-unit Housing is a permitted use within the proposed RF3 Zone and is the key difference between existing RF4 Zone and proposed RF3 Zone. The RF3 Zone is considered appropriate in mature neighbourhoods 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 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 is consistent with the objectives of the The City Plan.

The Basic Approach included the following techniques:

Advance Notice, July 29, 2022

- Number of recipients: 36
- Number of responses with concerns: 1

Webpage

- edmonton.ca/britanniayoungstownplanningapplications

One phone call was received with concerns regarding increase in density and the proposal contributing to traffic congestion in the area.

Site and Surrounding Area

The subject property is approximately 697 m² in area, located on a corner lot, at the intersection of 103 Avenue and 161 Street NW within the Britannia Youngstown Neighbourhood. The property is surrounded by small-scale residential development, predominantly single detached dwellings and a few duplexes

along 103 Avenue. The site is close to bus service along Stony Plain Road and 163 Street, and amenities such as parks and schools and a bike route on 104 (approximately 650 m from the site).



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 Duplex
East	(RF4) Semi-detached Residential Zone	Single Detached House
South	(RF4) Semi-detached Residential Zone	Single Detached House
West	(RF4) Semi-detached Residential Zone	Single Detached House



View of the site looking west from 161 Street NW



View of the site looking southeast from 103 Avenue NW

Planning Analysis

The City Plan

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). Pursuant to the ARP, the subject property is designated (BY1) small scale housing, where row housing is not a supported built form. Therefore, to facilitate rezoning on the subject property, the Figure 8 of the ARP will be amended to

redesignate the subject property as (BY2) Active Edge Housing, where row housing is a supported built form.

Land Use Compatibility

The key difference between the existing RF4 Zone and the proposed RF3 Zone is the introduction of Multi-unit Housing as a permitted use. The Mature Neighbourhood (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 RF3 Zone also requires a more sensitive interior setback of 3.0 metres while the RF4 zone requires only 1.2 metres.

The below table is a comparison between key development regulations of each zone.

RF4 & RF3 Comparison Summary

	RF4 + 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 (161 Street)	6.5 m - 9.5 m	3.0 m - 6.0 m
Minimum Interior Side Setback	1.2 m	3.0 m
Minimum Flanking Side Setback (103 Avenue)	1.2 m	2.0 m
Minimum Rear Setback (Lane)	18.2 m (40% of Site Depth)	18.2 m (40% of Site Depth)
Maximum Site Coverage	40% ¹	45%

¹ A maximum Site Coverage of 40% would be applicable to each subdivided lot
Attachment 2 | File: LDA22-0322 | Britannia Youngstown

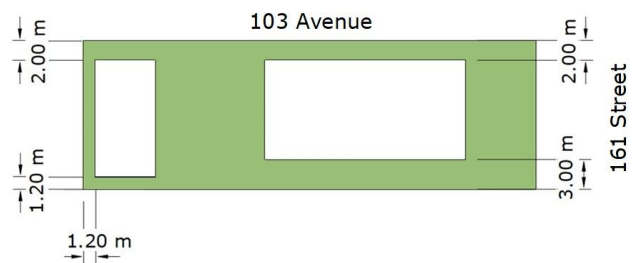
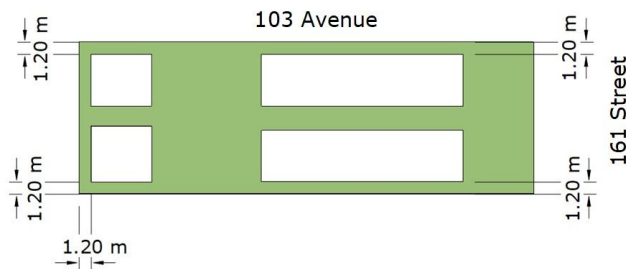
Maximum No Dwelling Units	Two (2) Principal Dwellings ²	Four (4) Principal Dwellings ³
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	RF4 + MNO: Current		RF3 + MNO: Proposed	
Accessory Building	Garden Suite	Detached Garage	Garden Suite	Detached Garage
Maximum Height	6.5 m	4.3 m	6.5 m	4.3 m
Minimum Interior Side Setback	1.2 m	0.6 m	1.2 m	0.6 m
Minimum Flanking Side Setback	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

POTENTIAL RF4 BUILT FORM

POTENTIAL RF3 BUILT FORM

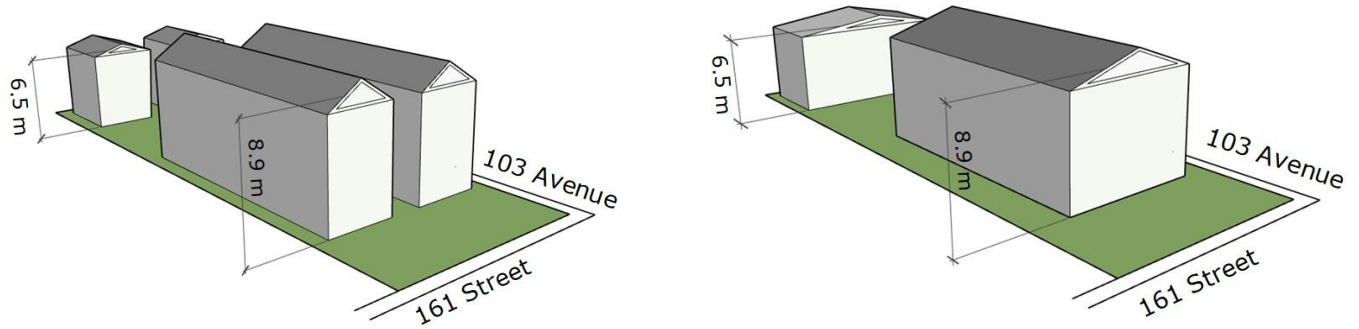
Top view



² Lot Subdivision would be required to accommodate two Single Detached principal structures/dwellings under the RF4 Zone. Semi-detached housing could be built without subdividing under RF4. Each principal dwelling could have a Secondary Suite and/or Garden Suite.

³ Though 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



Technical Review

Transportation

Vehicular access shall be from the rear lane only to conform with the Zoning Bylaw. The owner will be required to remove the existing driveway onto 103 Avenue and restore the curb, gutter, sidewalk and boulevard at the time of redevelopment.

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 on 161 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:	Plan Amendment and Rezoning
Bylaw and Charter Bylaw:	20280 and 20281
Location:	south of 103 Avenue NW and west of 161 Street NW
Address:	10250 - 161 Street NW
Legal Description:	Lot 10, Block 9, Plan 2135HW
Site Area:	697 m ²
Neighbourhood:	Britannia Youngstown
Ward:	Nakota Isga
Notified Community Organization:	Britannia Youngstown Community League
Applicant:	Thamir Sharif

Planning Framework

Current Zone and Overlay:	(RF4) Semi-detached Residential Zone (MNO) Mature Neighbourhood Overlay
Proposed Zone and Overlay:	(RF3) Small Scale Infill Development Zone (MNO) Mature Neighbourhood Overlay
Plan in Effect:	Jasper Place Area Redevelopment Plan
Historic Status:	None

Written By:

Approved By:

Branch:

Section:

Abhimanyu Jamwal

Tim Ford

Development Services

Planning Coordination