

14931 - 94 AVENUE NW

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



Recommendation: That Charter Bylaw 20283 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 small-scale Multi-unit Housing, on a corner lot where Multi-unit Housing is an appropriate and compatible form of development.
- Conforms with The City Plan target of adding 50% of new units through infill city-wide, while diversifying housing types in the Sherwood neighbourhood.
- Acts as a transition between the built form planned for the 149 Street Secondary Corridor and the interior of the Sherwood neighbourhood.

Application Summary

CHARTER BYLAW 20283 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 to allow for a mix of small scale housing, such as Single Detached Housing, Semi-detached Housing, and small-scale Multi-unit Housing.

This application was accepted on July 4, 2022, from Omega Finishing Solutions.

This proposal aligns with The City Plan target of accommodating 50% of new units through infill city-wide, while diversifying the types of housing within the Sherwood Neighbourhood.

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 this 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 advance notifications.

The Basic Approach included the following techniques:

Advance Notice, July 13, 2022

- Number of recipients: 39
- Number of responses with concerns: 2

Webpage

- edmonton.ca/sherwoodplanningapplications

Common comments heard throughout the various methods include:

- Redevelopment will not result in affordable units.
- The current house is in good condition and does not need to be demolished.
- Renters are the targeted market instead of ownership.
- Increased vehicular traffic will make the cul de sac unsafe for children that play there.

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 737 square metres in area, located on a corner lot abutting two local roads and lane within the interior of the Sherwood neighbourhood. Vehicular access to the subject site is from 94 Avenue NW. The site has access to active transportation opportunities as the site is in proximity to transit service along 95 Avenue NW and 149 Street NW and an on-street bike route along 153 Street NW which begins at the 95 Avenue NW and 153 Street NW intersection. It is in proximity to open space and

gathering places such as Arthur Elliot Park, Sherwood School, Sherwood Community Park, the West Jasper - Sherwood Community League Building, and MacKenzie Ravine.



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	(RA7) Low Rise Apartment Zone	Low Rise Apartment
South	(RF1) Single Detached Residential Zone	Single Detached House
West	(RF1) Single Detached Residential Zone	Single Detached House



View of the site looking south from 94 Avenue NW.



View of the site looking east from 150 Street NW.



View of the site looking west from the Lane.

Planning Analysis

Land Use Compatibility

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

The RF3 regulations in combination with the Mature Neighbourhood Overlay (MNO) regulations, are similar to the current RF1 zoning. 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 setback regulations. The interior side setback within the proposed zone provides additional separation space than that required under the current RF1 Zone. This will ensure that the development is sensitive to the abutting site to the north. 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 minimize 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 the 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 (150 Street NW)	4.8 m - 7.8 m	3.0 m - 6.0 m
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)	17.9 m (40% of Site Depth)	17.9 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--0334 | Sherwood

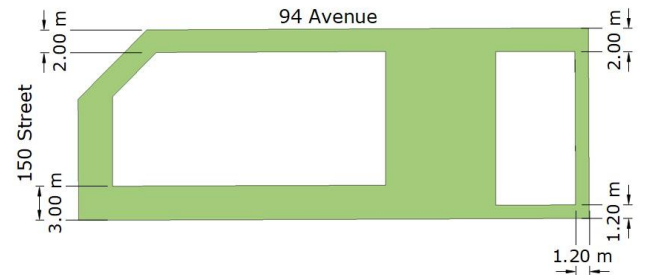
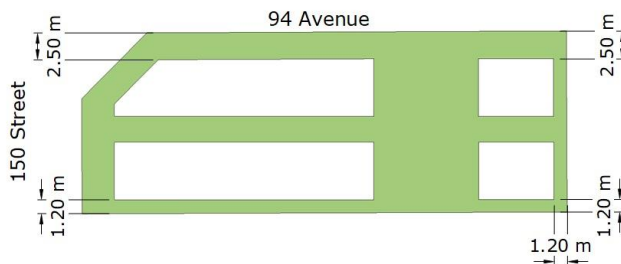
Maximum No Dwelling Units	Two (2) Principal Dwellings ²	Four (4) Principal Dwellings ³
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	RF1 + MNO: Current		RF3 + MNO: Proposed	
Accessory Building	Garden Suite	Detached Garage	Garden Suite	Detached Garage
Maximum Height	6.5 m	4.3 m	6.5 m	4.3 m
Minimum 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

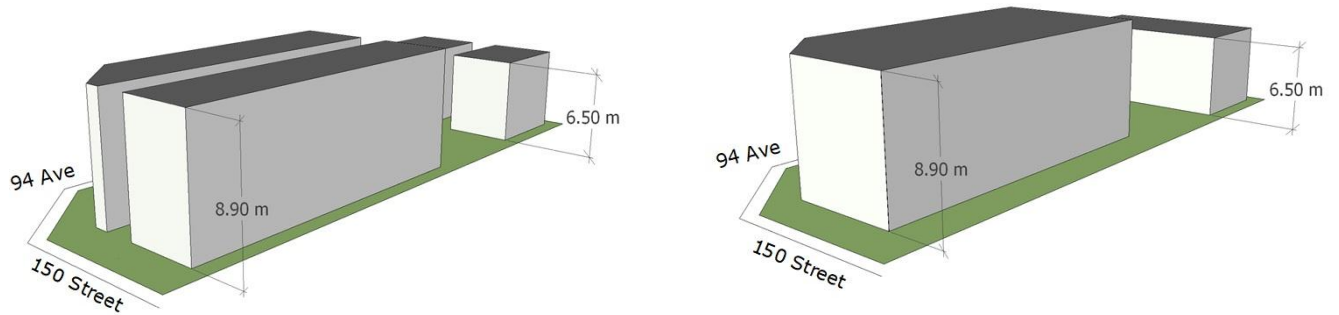
Top view



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 proposed rezoning adheres to the direction provided in The City Plan. It is located within the 149 Street Secondary Corridor, and Secondary Corridors are defined as a vibrant residential and commercial street that serve as a local destination and a corridor for movement. Typical massing/form envisioned along Secondary Corridors is low-rise and mid-rise; however, the site is a small single lot surrounded by local roadways, and is outside of the main intensification area identified in The City Plan during growth from 1-1.25 million. Small scale Multi-unit Housing appropriate on this site will act as a transition between the low-rise and mid-rise built form planned for the Secondary Corridor, and the interior of the Sherwood neighbourhood. Additionally, the proposed rezoning will help achieve The City Plan target of adding 50% of new units through infill city-wide, while diversifying housing types in the Sherwood neighbourhood.

Technical Review

Transportation

With redevelopment of the site, existing vehicular access along 94 Avenue shall be removed and a sidewalk will be constructed along the north property line.

Transit

Frequent bus service is available nearby on 95 Avenue and 149 Street (north of 95 Avenue). On-demand service also operates nearby on 149 Street. A mass transit bus route is anticipated to operate on 149 Street as part of the future mass transit network associated with the 1.25 million population scenario of the Edmonton City Plan.

Drainage

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

EPCOR Water

There is a significant deficiency in on-street hydrant spacing (distance between fire hydrants) adjacent to the property. Current hydrant spacing is approximately 115 metres. City of Edmonton Standards require hydrant spacing of 90 metres, but after applying a risk based assessment - Edmonton's Fire Rescue Services' (EFRS') Guidelines for Accepting Spacing Deficiencies between Existing Hydrants for sites that require on-street fire flows of 180 litres per second, it was determined that current hydrant spacing is acceptable, and that no upgrades to the existing municipal on-street fire protection infrastructure are required.

All other comments from affected City Departments and utility agencies have been addressed.

Appendices

1 Application Summary

Application Summary

Information

Application Type:	Rezoning
Bylaw(s)/Charter Bylaw(s):	20283
Location:	South of 94 Avenue NW and east of 150 Street NW
Address(es):	14931 - 94 Avenue NW
Legal Description(s):	Lot 1, Block 69, Plan 1834KS
Site Area:	736.7 square metres
Neighbourhood:	Sherwood
Ward:	Sipiwiyiniwak
Notified Community Organization(s):	West Jasper Sherwood Community League, West Edmonton Communities Council Area Council
Applicant:	Tony Mahey

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