

15316 - 89 Avenue NW

To allow for small-scale infill development.



Recommendation: That Charter Bylaw 20302 to amend the Zoning Bylaw from (RF1) Single 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 Jasper Park neighbourhood;
- Is located on a corner lot, where row housing is an appropriate and compatible form of development; and
- Aligns with the infill objectives of The City Plan to achieve 50 percent of new net units through infill development.

Application Summary

CHARTER BYLAW 20302 will amend the Zoning Bylaw, as it applies to the subject site, from (RF1) Single 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 application was submitted by Thamir Sharif on July 20, 2022.

The key difference between the existing RF1 Zone and the proposed RF3 Zone is the introduction of Multi-unit Housing as a permitted use. The RF3 Zone is considered appropriate 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 City Plan.

The Basic Approach included the following techniques:

Advance Notice, August 2, 2022

- Number of recipients: 31
- Number of responses with concerns: 2

Webpage

- edmonton.ca/jasperparkplanningapplications

Common comments heard throughout the various methods include:

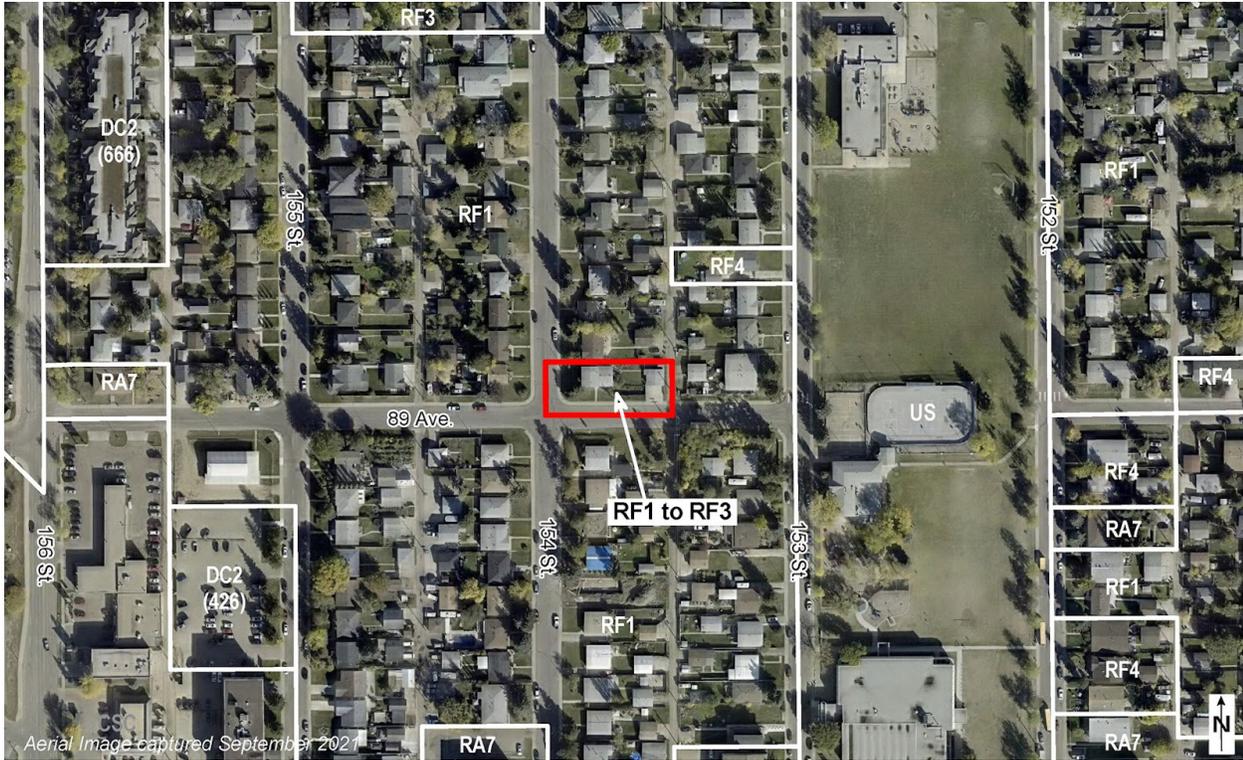
- The proposed development will reduce privacy and property value.
- The proposed rezoning will facilitate noise pollution and cause an increase in traffic and parking congestion in the area.
- Need to maintain the existing character of the neighbourhood.
- Investors should focus on multi-family homes in new neighbourhoods.

Site and Surrounding Area

The subject property is approximately 688 m² in area, located on a corner lot at the intersection of 89 Avenue and 154 Street NW within the Jasper Park Neighbourhood. The property is surrounded by

small-scale residential development, predominantly single detached dwellings, and is in proximity to Eddy Mark Shaske Jr. Park.

The site is well connected to alternative modes of transportation with bus service available along 87 Avenue, and the future LRT stop is located at Meadowlark Road and 88A Avenue, which is approximately 650 metres from the subject property.



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 north from 89 Avenue NW



View of the site looking east from 154 Street NW

Planning Analysis

The City Plan

The proposed rezoning facilitates residential infill development and conforms 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.

Land Use Compatibility

The key difference between the existing RF1 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 RF1 zone requires only 1.2 metres.

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

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 (154 Street)	5.2 m - 8.2 m	3.0 m - 6.0 m
Minimum Interior Side Setback	1.2 m	3.0 m
Minimum Flanking Side Setback (89 Avenue)	1.2 m	2.0 m
Minimum Rear Setback (Lane)	18.0 m (40% of Site Depth)	18.0 m (40% of Site Depth)
Maximum Site Coverage	40% ¹	45%
Maximum No Dwelling Units	Two (2) Principal Dwellings ²	Four (4) Principal Dwellings ³

	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

¹ A maximum Site Coverage of 40% would be applicable to each subdivided lot

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.

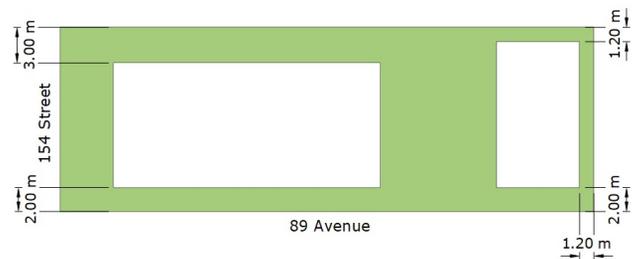
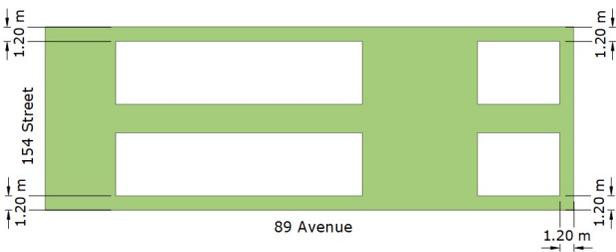
³ Secondary Suites and Garden Suites are allowed with each existing principal dwelling, the likelihood of these suites diminishes as the number of principal dwellings increase.

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

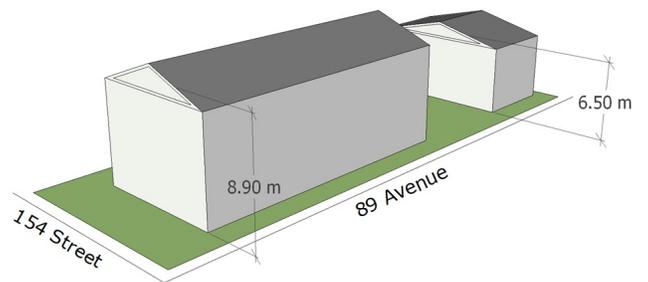
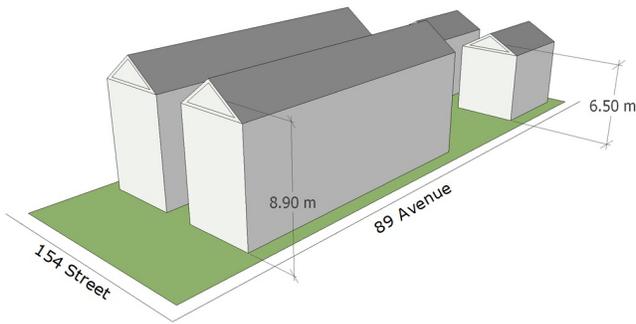
POTENTIAL RF1 BUILT FORM

POTENTIAL RF3 BUILT FORM

Top view



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 89 Avenue and restore the curb, gutter, sidewalk and boulevard at the time of redevelopment.

Drainage

The proposed zoning change will not significantly impact the sewer and drainage systems in the area. Low Impact Development (LID) is recommended for the development allowed under the proposed zone. Details of any proposed LID would be reviewed at the Development Permit stage.

EPCOR Water

Water service is available to this site from an existing 200mm water main along 154 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:	Rezoning
Charter Bylaw:	20302
Location:	North of 89 Avenue NW and east of 154 Street NW
Address:	15316 - 89 Avenue
Legal Description(s):	Lot 1 and a portion of Lot 2, Block 10, Plan 2039AQ
Site Area:	688 m ²
Neighbourhood:	Jasper Park
Ward:	Sipiwiyiniwak
Notified Community Organization:	Jasper Park Community League
Applicant:	Dharam Taylor

Planning Framework

Current Zone and Overlay:	(RF1) Single Detached Residential Zone (MNO) Mature Neighbourhood Overlay
Proposed Zone and Overlay:	(RF3) Small Scale Infill Development Zone (MNO) Mature Neighbourhood Overlay
Plan in Effect:	None
Historic Status:	None

Written By:	Abhimanyu Jamwal
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination