

Administration Report West Jasper Place

Edmonton

15408 - 96 Avenue NW

To allow for small-scale infill development.



Recommendation: That Charter Bylaw 20336 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 within walking distance of the future 156 Street/95 Avenue LRT stop;
- 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 20336 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 Bloc 53 Studio Inc. on September 15, 2022.

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 aligns with the objectives of The City Plan.

The Basic Approach included the following techniques:

Advance Notice, September 20, 2022

- Number of recipients: 30
- Number of responses with concerns: 0

Webpage

- edmonton.ca/westjasperplaceplanningapplications

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 property is approximately 689 m² in area and is located at the intersection of 96 Avenue and 155 Street NW in the West Jasper Place neighbourhood. The property abuts 155 Street on the west, 96 Avenue on the south and the alley on the east.

The subject property is surrounded by single-detached housing and is well connected to alternative modes of transportation, such as bus service along 95 Avenue and a bike lane along 153 Street. The future 156 Street/95 Avenue LRT stop on the Valley Line West LRT is within walking distance of 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 northeast from 96 Avenue NW and 155 Street NW



View of the site looking north from 96 Avenue NW

Planning Analysis

The City Plan

The proposed rezoning facilitates the intensification of 156 Street Secondary Corridor and contributes 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 (WJP3) transit-oriented housing, where row housing is a supported built form. Therefore, the proposal is consistent with the Jasper Place Area Redevelopment Plan.

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 the 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 (155 Street)	3.0 m - 7.0 m	3.0 m - 6.0 m
Minimum Interior Side Setback	1.2 m	3.0 m
Minimum Flanking Side Setback (96 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

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.

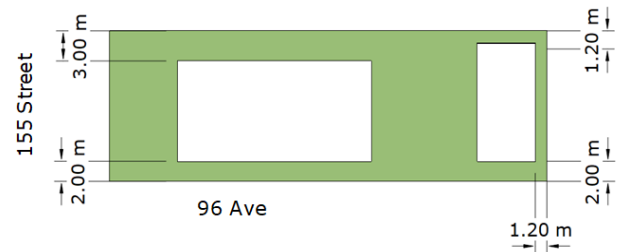
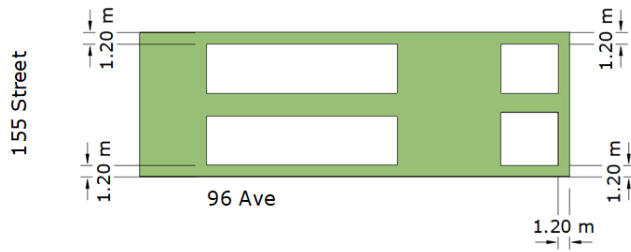
³ Secondary Suites and Garden Suites are allowed with each existing principal dwelling, the likelihood of these suites diminishes as the number of principal dwellings increase.

	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	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

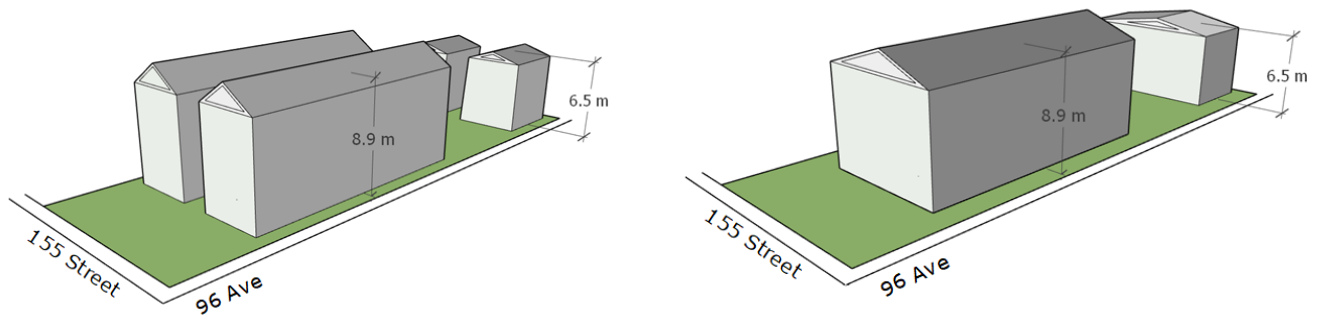
POTENTIAL RF1 BUILT FORM

POTENTIAL RF3 BUILT FORM

Top view



3D view



Transit Oriented Guidelines

This site is located within approximately 150 metres of the future Glenwood/Sherwood LRT stop. This stop is identified within the Transit Oriented Development Guidelines (TODG) as Neighbourhood Stop. This proposed rezoning conforms to the direction of the TODG by allowing for a moderate increase in development intensity that is appropriate to the surrounding single-detached housing character of the area.

Technical Review

Transportation

Vehicular access shall be from the rear lane only to conform with the Zoning Bylaw.

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 250mm water main on 155 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:	20336
Location:	North of 96 Avenue NW and east of 155 Street NW
Address:	15408 - 96 Avenue NW
Legal Description:	Lot 11, Block 15, Plan 5229AD
Site Area:	689 m2
Neighbourhood:	West Jasper Place
Ward:	Nakota Isga
Notified Community Organization:	West Jasper-Sherwood Community League
Applicant:	Block 53 Studio Inc.

Planning Framework

Current Zone(s) and Overlay:	(RF1) Single Detached Residential Zone (MNO) Mature Neighbourhood Overlay
Proposed Zone(s) 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:	Abhimanyu Jamwal
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination