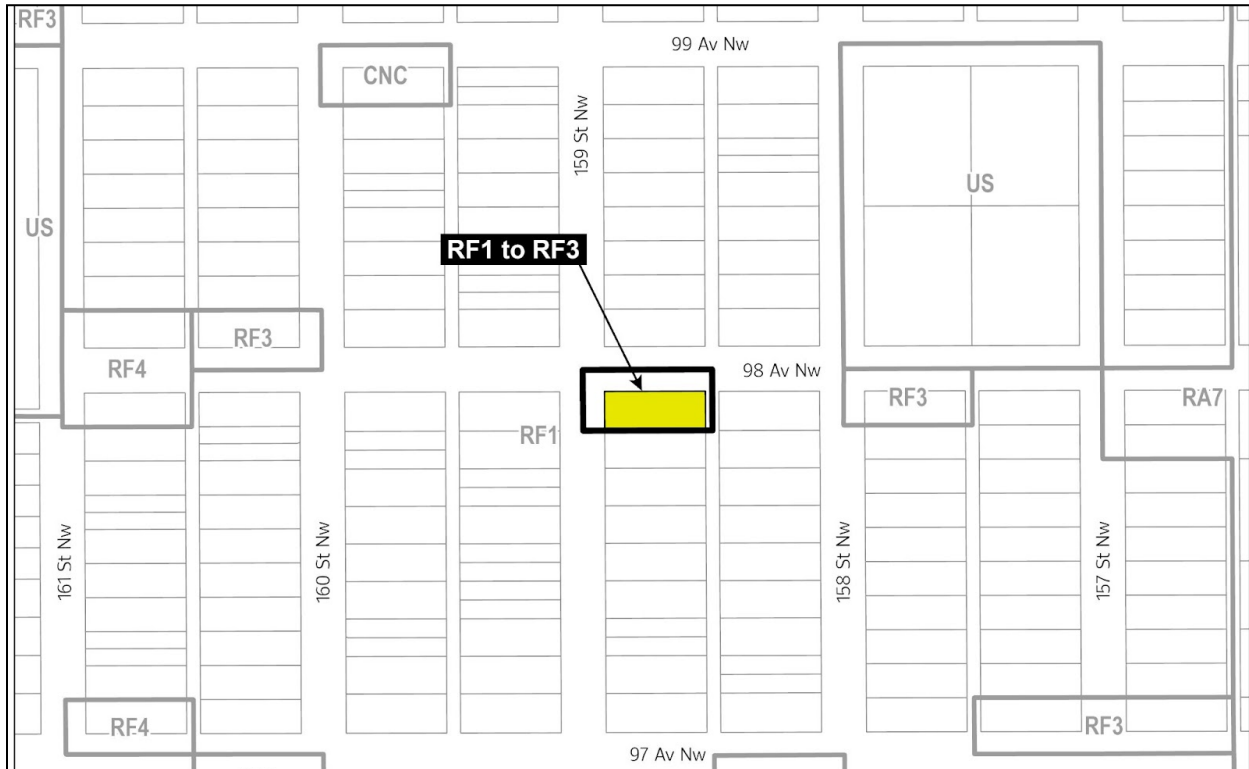


## 9747 – 159 Street NW

To allow for a mix of small-scale housing, Glenwood.



**Recommendation:** That Bylaw 20334 to amend Figure 6 and Figure 12 in the Jasper Place Area Redevelopment Plan (ARP) and Charter Bylaw 20335 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 housing diversity in the Glenwood neighbourhood on a corner lot, where small scale Multi-unit Housing is an appropriate and compatible form of development; and
- Conforms with The City Plan target of adding 50% on new units through infill city-wide.

## Application Summary

This application was accepted on September 7, 2022 from Bhadresh Radadiya on behalf of Nexus Build.

**BYLAW 20334** will amend Figure 6 and Figure 12 in the Jasper Place Area Redevelopment Plan (ARP), as it applies to the subject site, from “G1- Small Scale Housing” to “G2 - Active Edge Housing”.

**CHARTER BYLAW 20335** 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 for the purpose of accommodating a mix of small-scale housing.

## 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 (RF1 to RF3), and the application raised little response to advance notifications.

The Basic Approach included the following techniques:

**Advance Notice**, September 13, 2022

- Number of recipients: 26
- Number of responses with concerns: 0

### Webpage

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

No formal feedback or position was received from the Glenwood Community League at the time this report was written.

## Site and Surrounding Area

The subject site is approximately 792 square metres in area, located on a corner lot abutting two local roads and a Lane within the interior of the Glenwood neighbourhood. Vehicular access is currently from the Lane. The site is in proximity to a Shared Pathway on the southern side of 100 Avenue NW and an on-street bike route along 163 Street NW. Transit service operates along 95 Avenue NW and 163 Street, and the site is in proximity to the Future Valley Line West LRT alignment along 156 Street NW (see the transit section below for more detailed transit information). The site is in proximity to open space and gathering places such as Meadowlark Christian School, Allin Park, and the old Glendale Public School site.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(RF1) Single Detached Residential Zone	Single Detached House
<b>CONTEXT</b>		
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 east from 159 Street NW*



*View of the site looking southeast from the intersection of 159 Street NW and 98 Avenue NW*



*View of the site looking south from 98 Avenue NW*

# Planning Analysis

## Land Use Compatibility

Small-scale Multi-unit Housing is compatible with the existing surrounding Single Detached built forms, and allows for a gentle increase in density in the Glenwood 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 side setback regulations. The interior side setback within the proposed zone provides additional separation space than that required under the current RF1 Zone, ensuring 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 RF1 Zone; however, the height and setback requirements of the RF3 zone and the MNO minimize impacts to adjacent properties. Overall, the corner location of the property along with the regulatory requirements of the zoning bylaw provides proper transitions to the rest of the blockface. A comparison between the RF1 and the RF3 Zone is available below:

### RF1 & RF3 Comparison Summary

	<b>RF1 + 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/ Front Setback Range</b> (159 Street NW)	6.3 m - 9.3 m	6.0 m
<b>Minimum Interior Side Setback</b>	1.2 m	3.0 m
<b>Minimum Flanking Side Setback</b> (98 Avenue NW)	1.2 m	2.0 m
<b>Minimum Rear Setback (Lane)</b>	18.1 m (40% of Site Depth)	18.1 m (40% of Site Depth)

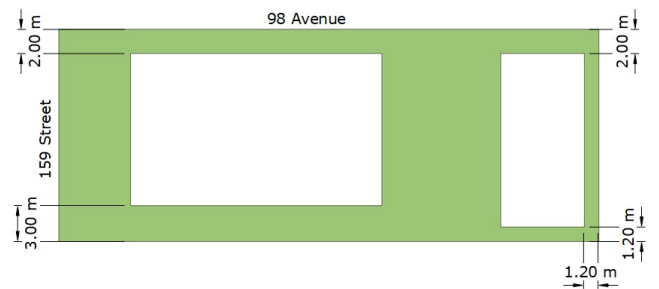
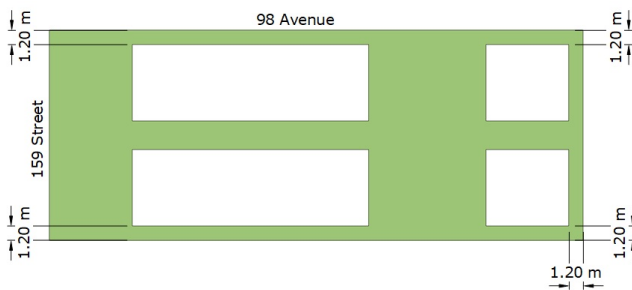
<b>Maximum Site Coverage</b>	40% <sup>1</sup>	45%
<b>Maximum No. of Principal Dwelling Units</b>	Up to two (2) Principal Dwellings <sup>2</sup>	Up to five (5) Principal Dwellings <sup>3</sup>

	<b>RF1 + MNO: Current</b>		<b>RF3 + MNO: Proposed</b>	
<b>Accessory Building</b>	<b>Garden Suite</b>	<b>Detached Garage</b>	<b>Garden Suite</b>	<b>Detached Garage</b>
<b>Maximum Height</b>	6.5 m	4.3 m	6.5 m	4.3 m
<b>Minimum Interior Side Setback</b>	1.2 m	0.6 m	1.2 m	0.6 m
<b>Minimum Flanking Side Setback</b>	1.2 m	1.2 m	2.0 m	2.0 m
<b>Minimum Rear Setback</b>	1.2 m	1.2 m	1.2 m	1.2 m

**POTENTIAL RF1 BUILT FORM**

**POTENTIAL RF3 BUILT FORM**

**Top view**



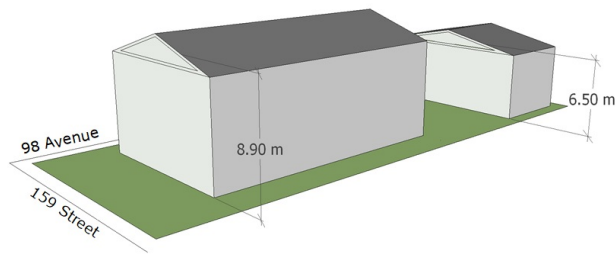
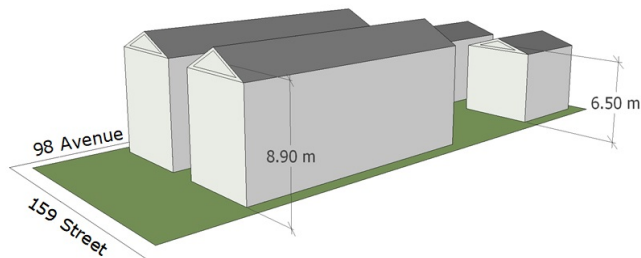
<sup>1</sup> A maximum Site Coverage of 40% would be applicable to each subdivided lot

<sup>2</sup> 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.

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

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## 3D view



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## Plans in Effect

### The City Plan

The proposed rezoning adheres to the direction provided in The City Plan as it enables ongoing residential density to occur at a variety of scales, densities, and designs within all parts of the residential area. Additionally, the proposed rezoning adheres to The City Plan target of adding 50% of new units through infill city-wide while diversifying housing types in the Glenwood neighbourhood. Small-scale Multi-unit Housing is compatible at this location, as the site is a single corner lot surrounded by local roadways and a lane.

### Jasper Place Area Redevelopment Plan (ARP)

The Jasper Place Area Redevelopment Plan (ARP) currently designates the subject site as 'G1 - Small Scale Housing'. A plan amendment is required to redesignate the site to 'G2 - Active Edge Housing' to allow for small-scale Multi-unit Housing in the form of row housing. The subject site is proposed to be amended in Figure 6: Jasper Place Proposed Land Use and Figure 12: Glenwood Proposed Land Use. The purpose and supported built form list for the 'G2 - Active Edge Housing' designation aligns with the general purpose and permitted uses in the (RF3) Small Scale Infill Development Zone and would facilitate the proposed rezoning.

## Technical Review

### Transportation

With the redevelopment of the site, the owner is required to construct a sidewalk along the south side of 98 Avenue NW abutting their site. Vehicular access shall be from the abutting alley only to conform with the Mature Neighbourhood Overlay.

### Transit

ETS operates frequent bus service nearby on 95 Avenue. Local and crosstown routes are also available on 163 Street.

Bus service was recently removed from the nearby portion of 156 Street to accommodate Valley Line West LRT (WLRT) construction. WLRT construction began in 2021 with completion anticipated in 2026/27.

The rezoning site is roughly 650m walking distance to both the Jasper Place Stop (located on 156 Street, north of 100 Avenue) and the Glenwood/Sherwood Stop (located on 156 Street at 95 Avenue) on the future WLRT.

A rapid service bus route is anticipated to operate nearby on 163 Street as part of the future mass transit network associated with the 1.25 million population scenario of the Edmonton City Plan.

### **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**

Edmonton Fire Rescue Services has performed a risk-based Infill Fire Protection Assessment and determined that the site is functionally compliant with the municipal standards for hydrant spacing. Therefore, upgrades to the existing municipal fire protection infrastructure are not required. This could potentially be re-evaluated at the development permit stage.

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



# Appendices

1 Application Summary

## Application Summary

### Information

<b>Application Type:</b>	Plan Amendment, and Rezoning
<b>Bylaw/Charter Bylaw:</b>	20334, 20335
<b>Location:</b>	South of 98 Avenue NW and east of 159 Street NW
<b>Address(es):</b>	9747 - 159 Street NW
<b>Legal Description(s):</b>	Lot 9, Block 13, Plan 1909HW
<b>Site Area:</b>	792.3 square metres
<b>Neighbourhood:</b>	Glenwood
<b>Ward:</b>	Nakota Isga
<b>Notified Community Organization(s):</b>	Glenwood Community League
<b>Applicant:</b>	Bhadresh Radadiya

### Planning Framework

<b>Current Zone(s) and Overlay(s):</b>	(RF1) Single Detached Residential 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