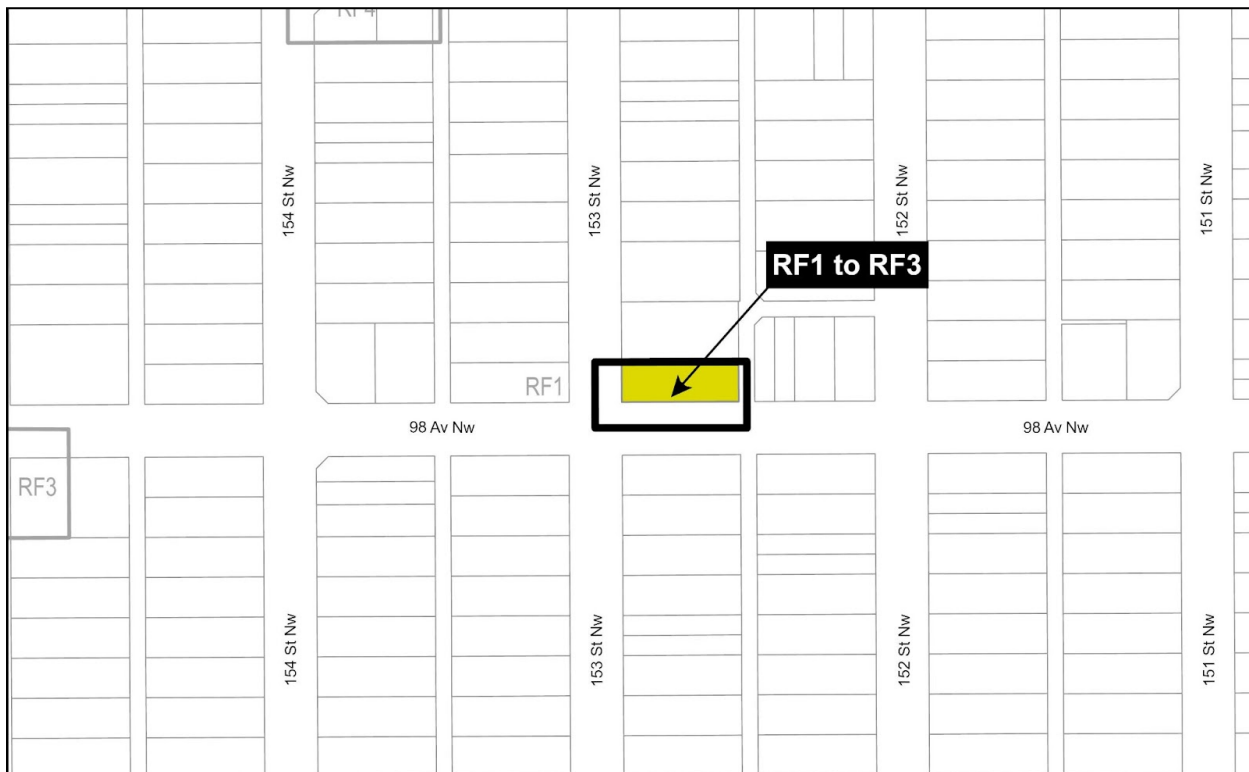


Administration Report West Jasper Place

Edmonton

9801 – 153 Street NW

To allow for a mix of small-scale housing.



Recommendation: That Bylaw 20365 to amend the Jasper Place Area Redevelopment Plan (ARP) and Charter Bylaw 20366 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 housing diversity in the West Jasper Place 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

BYLAW 20365 will amend the proposed land use map of Jasper Place (Figure 6) and West Jasper Place (Figure 14) of the Jasper Place Area Redevelopment Plan (ARP) from (WJP1) small scale housing to (WJP2) active edge housing to align with the proposed zoning.

CHARTER BYLAW 20366 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 in the form of row houses.

This rezoning proposal was submitted by Equity Residential Holdings Inc. on November 1, 2022.

Multi-unit Housing is a permitted use within the proposed RF3 Zone and is the key difference between existing RF1 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 aligns with the objectives of The City Plan.

The Basic Approach included the following techniques:

Advance Notice, November 15, 2022

- Number of recipients: 31
- Number of responses with concerns: 0

Webpage

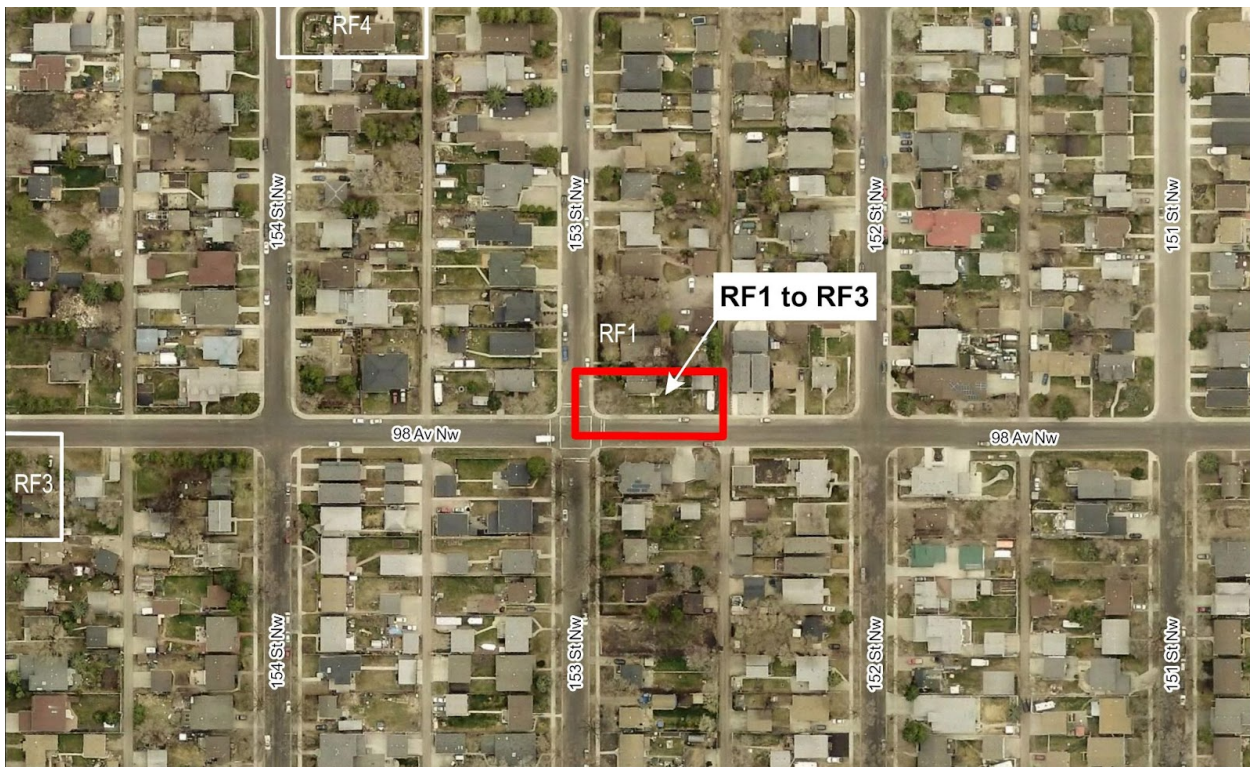
- edmonton.ca/westjasperplaceplanningapplications

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 678 m² in area, located on a corner lot, at the intersection of 98 Avenue and 153 Street NW within the West Jasper Place Neighbourhood. The property abuts 153 Street on the west, 98 Avenue on the south and the alley on the east.

The subject property is surrounded by single-detached housing, with the exception of the east side of the property, which is bounded by semi-detached housing. The site is well connected to alternative modes of transportation, such as bus service along 149 Street, 95 and 100 Avenue and a bike lane along 153 Street, and amenities such as parks and schools. The future 156 Street/95 Avenue LRT stop on the Valley Line West LRT and Jasper Place Transit Centre are within 9 minutes walking distance 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	Semi 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 98 Avenue NW



View of the site looking east from 153 Street NW

Planning Analysis

The City Plan

The proposed rezoning 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 which aligns with The City Plan goals to ensure active transportation networks serve a variety of purposes and equitable access of amenities to all Edmontonians.

Plan in Effect

The site is located within the Jasper Place Area Redevelopment Plan (ARP). Pursuant to the ARP, the subject property is designated (WJP1) small scale housing, where row housing is not a supported built form. Therefore, to facilitate rezoning on the subject property, the Figure 14 of the ARP will be amended to

redesignate the subject property as (WJP2) Active Edge Housing, where row housing is a supported built form.

Land Use Compatibility

The RF3 Zone regulations in combination with the Mature Neighbourhood Overlay (MNO) regulations are similar to the existing RF1 Zone. Height, front setback and rear setback are identical in both RF1 and RF3 Zones. The key difference between the existing RF1 Zone and the proposed RF3 Zone is the introduction of Multi-unit Housing as a permitted use. Moreover, the RF3 Zone requires a more sensitive interior setback of 3.0 metres while the RF1 zone requires only 1.2 metres. The greater interior setback will ensure that the development is sensitive to the abutting property to the north, allowing the proposed development to sensitively integrate into the existing neighbourhood.

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 (153 Street)	5.7 m - 8.7 m	3.0 m - 6.0 m
Minimum Interior Side Setback	1.2 m	3.0 m
Minimum Flanking Side Setback (98 Avenue)	1.2 m	2.0 m
Minimum Rear Setback (Lane)	17.8 m (40% of Site Depth)	17.8 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: LDA22-0524 | West Jasper Place

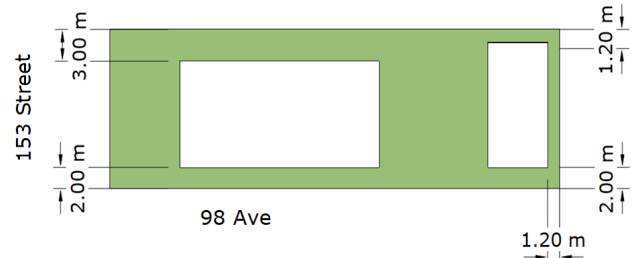
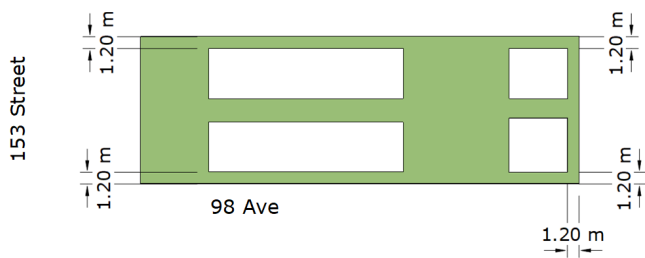
Maximum Number of Principal Dwellings	Two (2) ²	Four (4) ³
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	RF1 + MNO: Current		RF3 + MNO: Proposed	
Accessory Building	Garden Suite	Detached Garage	Garden Suite	Detached Garage
Maximum Height	6.5 m	4.3 m	6.5 m	4.3 m
Minimum Interior Side Setback	1.2 m	0.6 m	1.2 m	0.6 m
Minimum Flanking Side Setback	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

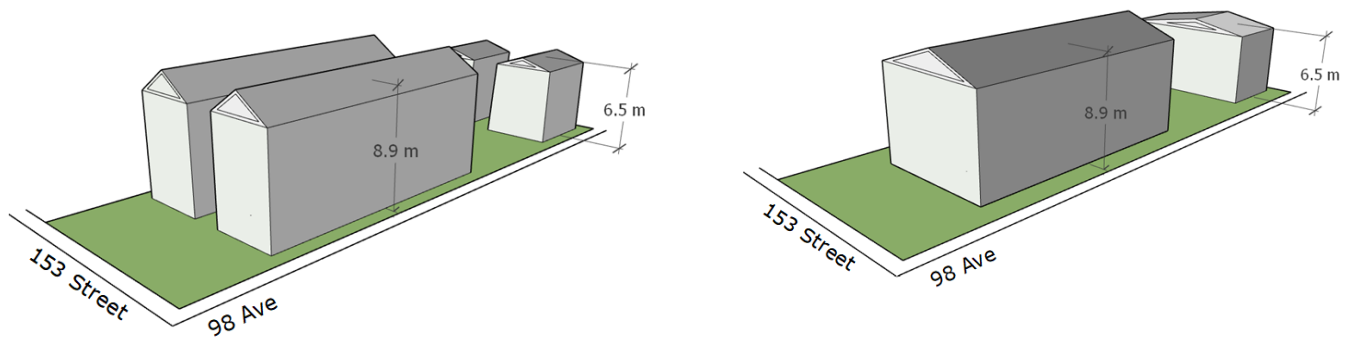
Top view



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



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 98 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 on 153 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(s):	20365 and 20366
Location:	North 98 Avenue NW and east of 153 Street NW
Address:	9801 - 153 Street
Legal Description:	Lot 11, Block 37, Plan 2871HW
Site Area:	678 m ²
Neighbourhood:	West Jasper Place
Ward:	Nakota Isga
Notified Community Organization:	West Jasper-Sherwood Community League
Applicant:	Equity Residential Holdings Inc.

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:	Jasper Place Area Redevelopment Plan
Historic Status:	None

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