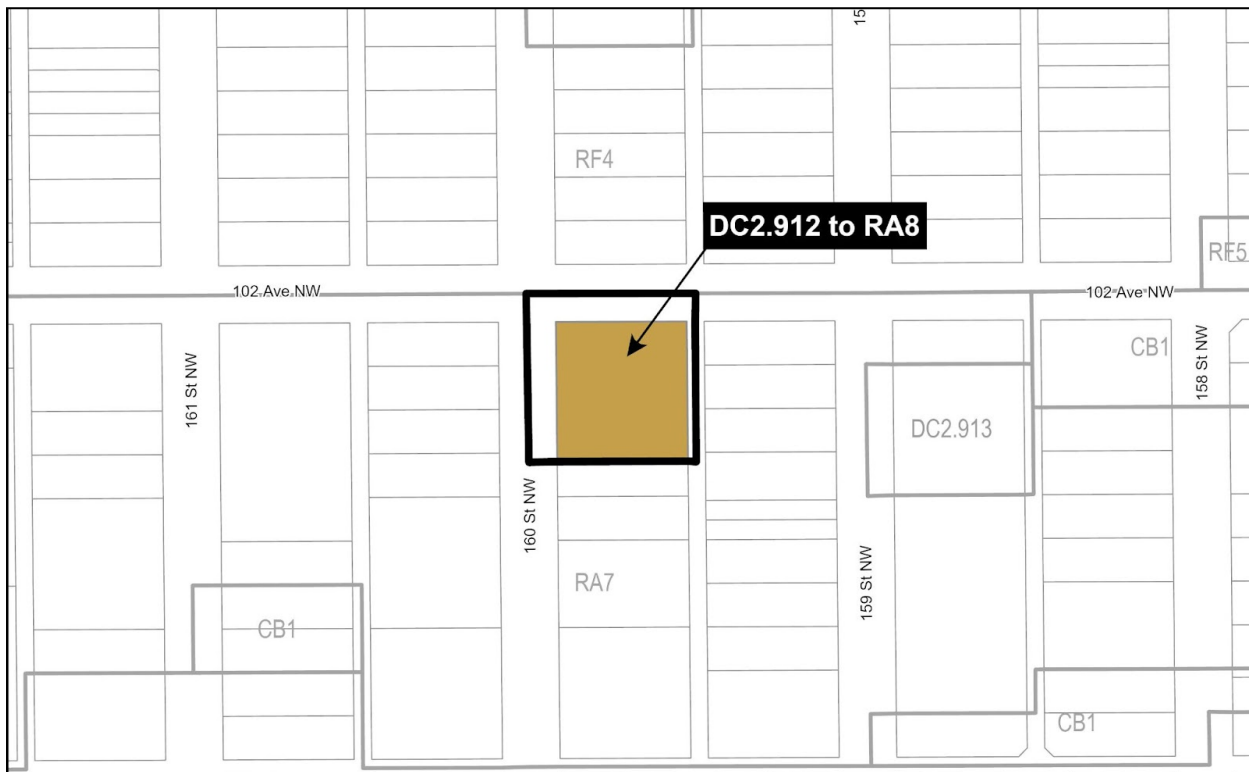


10149 – 160 Street NW

To allow for medium rise multi-unit housing.



Recommendation: That Bylaw 20412 to amend the Jasper Place Area Redevelopment Plan (ARP) and Charter Bylaw 20413 to amend the Zoning Bylaw from (DC2.912) Site Specific Development Control Provision to (RA8) Medium Rise Apartment Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Provides the opportunity for increased housing diversity in the Britannia Youngstown neighbourhood;
- Facilitates intensification of the Stony Plain Road Primary Corridor which will help provide Edmontonians access to diverse and affordable housing options; and
- Aligns with the infill objectives of The City Plan to achieve 50 percent of new net units through infill development.

Application Summary

BYLAW 20412 will amend the proposed land use map of Jasper Place (Figure 6) and Stony Plain Road Focus Area (Figure 16) of the Jasper Place Area Redevelopment Plan (ARP) from (SPR2) Multi-family housing to (SPR4) Mixed use hubs to align with the proposed zoning. The Bylaw will also add text to SPR4 designation that allows for a 23 metres high mixed use development in this location rather than standalone residential development (maximum 16 metres) that is currently permitted.

CHARTER BYLAW 20413 will amend the Zoning Bylaw, as it applies to the subject site, from (DC2.912) Site Specific Development Control Provision to (RA8) Medium Rise Apartment Zone to allow for a medium rise multi-unit housing.

This rezoning proposal was submitted by Green Space Alliance on November 15, 2022.

Multi-unit housing, up to 23 metres (approximately 6 storeys), with limited commercial opportunities at ground level, is a permitted use in the RA8 Zone and is the key difference between the existing DC2.912 Zone and the proposed RA8 Zone. The proposed RA8 Zone conforms to policy direction for increasing density at primary corridors in The City Plan. The proposed rezoning also aligns with the infill objectives of The City Plan to achieve 50 percent of new net units through infill development.

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 an increase in height and density, is consistent with the objectives of The City Plan and only garnered two responses when the advance notice was sent out.

The Basic Approach included the following techniques:

Advance Notice, November 23, 2022

- Number of recipients: 78
- Number of responses with concerns: 2

Webpage

- edmonton.ca/britanniayoungstownplanningapplications

Common comments heard include:

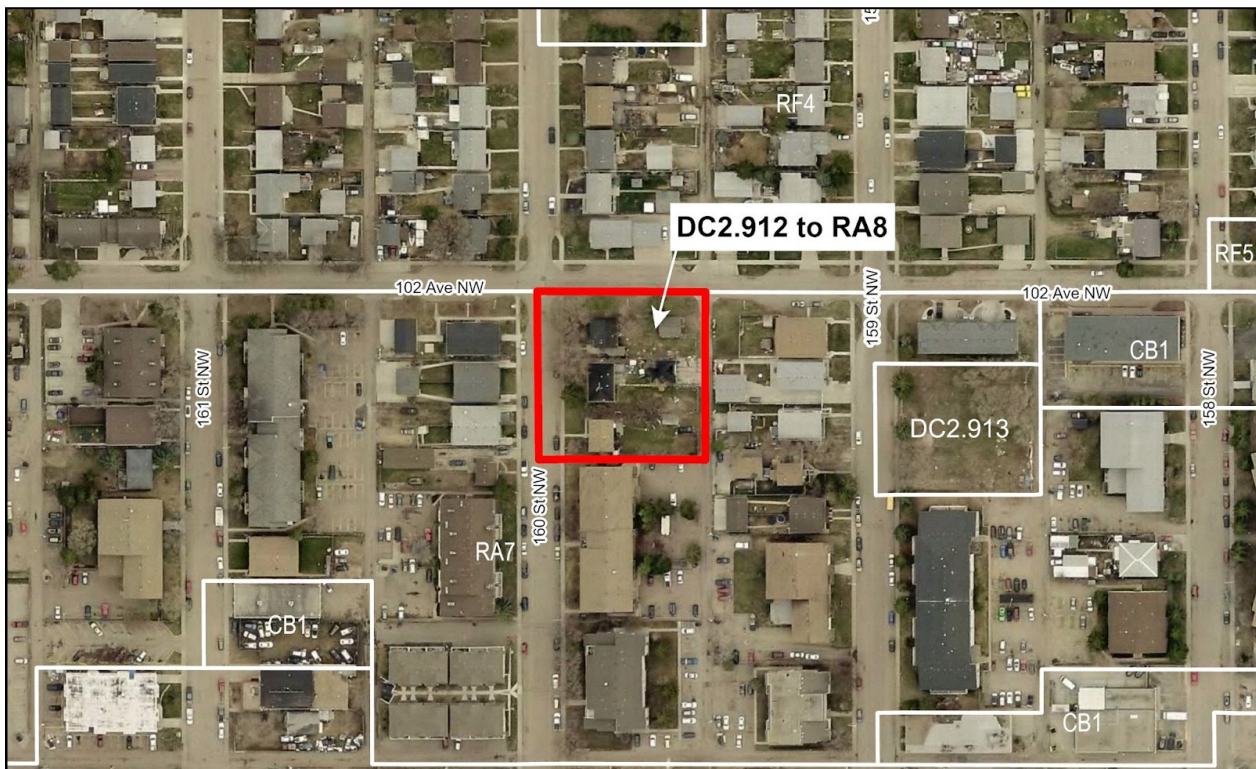
- The proposed development will create parking and traffic congestion, and increased noise levels in the neighbourhood.
- Additional density could increase crime and vandalism.
- The proposed development is too high for the neighbourhood.
- Developers should find another location for the proposed development.

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

Site and Surrounding Area

The subject property is approximately 2,228 m² in area and is located in the Britannia Youngstown neighbourhood. The site is a corner lot and is surrounded by roadways on three sides. It abuts 102 Avenue on the north, 160 Street on the west and alley on the east.

The subject property is surrounded by single-detached and duplex housing, with the exception of the south side of the property, which is bounded by the low rise apartment. The site is in proximity to amenities such as parks and schools. The site is well connected to alternative modes of transportation, such as bus service along Stony Plain Road, 156 & 163 Street, and Jasper Place Transit Centre within 6 minutes of walking distance and future Jasper Place LRT stop within 8 minutes of walking distance. Bike lanes along 100, 104 Avenue & 153 Street are within 10 minutes of walking distance.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC2.912) Site Specific Development Control Provision	Single Detached Houses
CONTEXT		
North	(RF1) Single Detached Residential Zone	Single Detached House
East	(RA7) Low Rise Apartment Zone	Single Detached House Duplex Houses
South	(RA7) Low Rise Apartment Zone	4-storey Apartment
West	(RA7) Low Rise Apartment Zone	Single Detached Houses Duplex House



View of the site looking southeast from 102 Avenue NW and 160 Street NW



View of the site looking east from 160 Street NW

Planning Analysis

The City Plan

Under The City Plan, Primary Corridors are intended to have a wide range of activities supported by mixed-use development (including mid rise buildings) and mass transit, and can be 3-5 blocks wide. The City Plan also states to facilitate intensification within corridors to provide Edmontonians with an access to diverse housing options in communities that support their daily needs. The subject property is located within the one block of the Stony Plain Road Primary Corridor and proposed rezoning on the site will facilitate the intensification of this Primary Corridor. Moreover, the proposed rezoning will contribute to the direction outlined in The City Plan to achieve 50 percent of new units through infill. It will also 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 multi family housing, where mid rise apartment housing is not a supported built form. Therefore, to facilitate rezoning on the subject property, the figure 6 & 16 of the ARP will be amended to redesignate the subject property as mixed use hubs and a text will be added to the mixed use hubs designation that would allow for an increase in height on the subject property, to a maximum of 23 metres.

Land Use Compatibility

The site is located on a corner lot, surrounded primarily with small scale housing on three sides with the exception of the south side of the property, which is bounded by a low rise apartment. The proposed RA8 Zone has the same uses as the existing DC2.912 Zone but allows for an additional 8 metres in height (2 storeys) and an increased FAR. The impact of the proposed development would be less on small scale housings as they are separated from the site by a street, avenue and an alley. The property abutting the site on south is zoned RA7 and has an existing low rise apartment building. The 3 metres interior setback in the proposed RA8 Zone will improve the transition between RA7 and RA8 Zone. The subject site is within a Primary Corridor, close to amenities and within 700 m of a future LRT station. Therefore, additional density facilitated by proposed rezoning is appropriate at this location.

DC2.912 & RA8 Comparison Summary

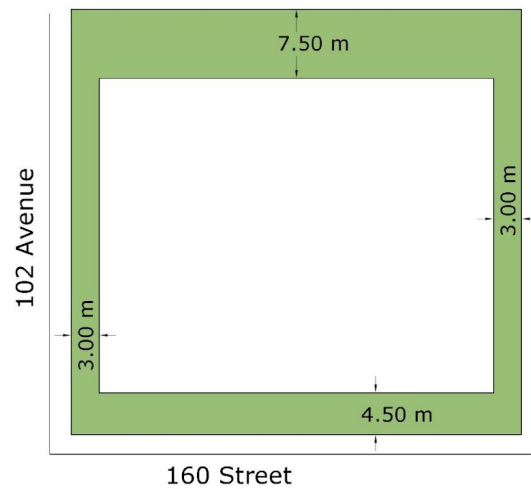
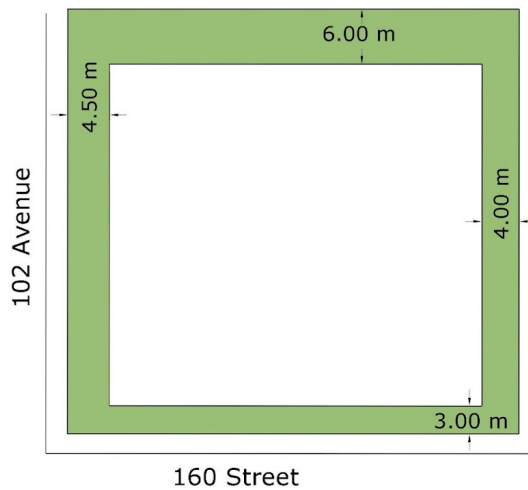
	DC2.912 Current	RA8 Proposed
Principal Building	Apartment Housing	Multi-Unit Housing

Maximum Height	15.0 m	23.0 m
Front Setback Range (160 Street)	3.0 m	4.5 m
Minimum Interior Side Setback	4.0 m	3.0 m
Minimum Flanking Side Setback (102 Avenue)	4.5 m	3.0 m
Minimum Rear Setback (Lane)	6.0 m	7.5 m
Maximum Floor Area Ratio (FAR)	2.1	3.3
Number of Dwelling Units	Min: n/a Max: 52 dwellings	Min: 75 dwellings/hectare Max: n/a

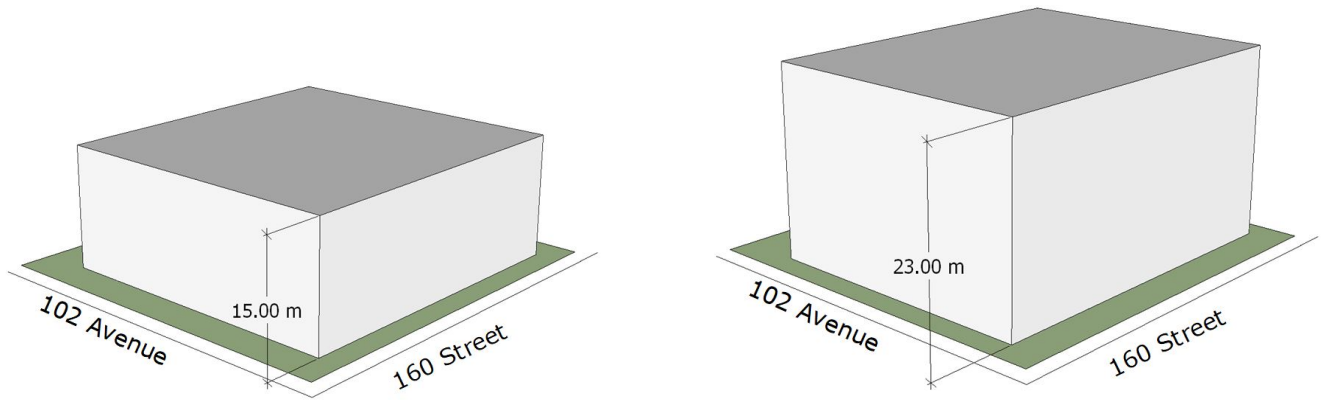
POTENTIAL DC2.912 BUILT FORM

POTENTIAL RA8 BUILT FORM

Top view



3D view



Technical Review

Transportation

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

Drainage

Development allowed under the proposed zone would be required to include on-site stormwater management techniques utilising controlled outflow rate to mitigate its impact on the existing drainage infrastructure. Details of the required on-site stormwater management will be reviewed at the Development Permit stage.

EPCOR Water

Water service is available to this site from an existing 200mm water main along 160 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:	20412 and 20413
Location:	South of 102 Avenue NW and East of 160 Street NW
Address:	10149 - 160 Street NW
Legal Description:	Lot 11A, Block 4, Plan 1025924
Site Area:	2,228 m ²
Neighbourhood:	Britannia Youngstown
Ward:	Nakota Isga
Notified Community Organization:	Britannia Youngstown Community League
Applicant:	Green Space Alliance

Planning Framework

Current Zone and Overlay:	(DC2.912) Site Specific Development Control Provision (MNO) Mature Neighbourhood Overlay
Proposed Zone and Overlay:	(RA8) Medium Rise Apartment Zone
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