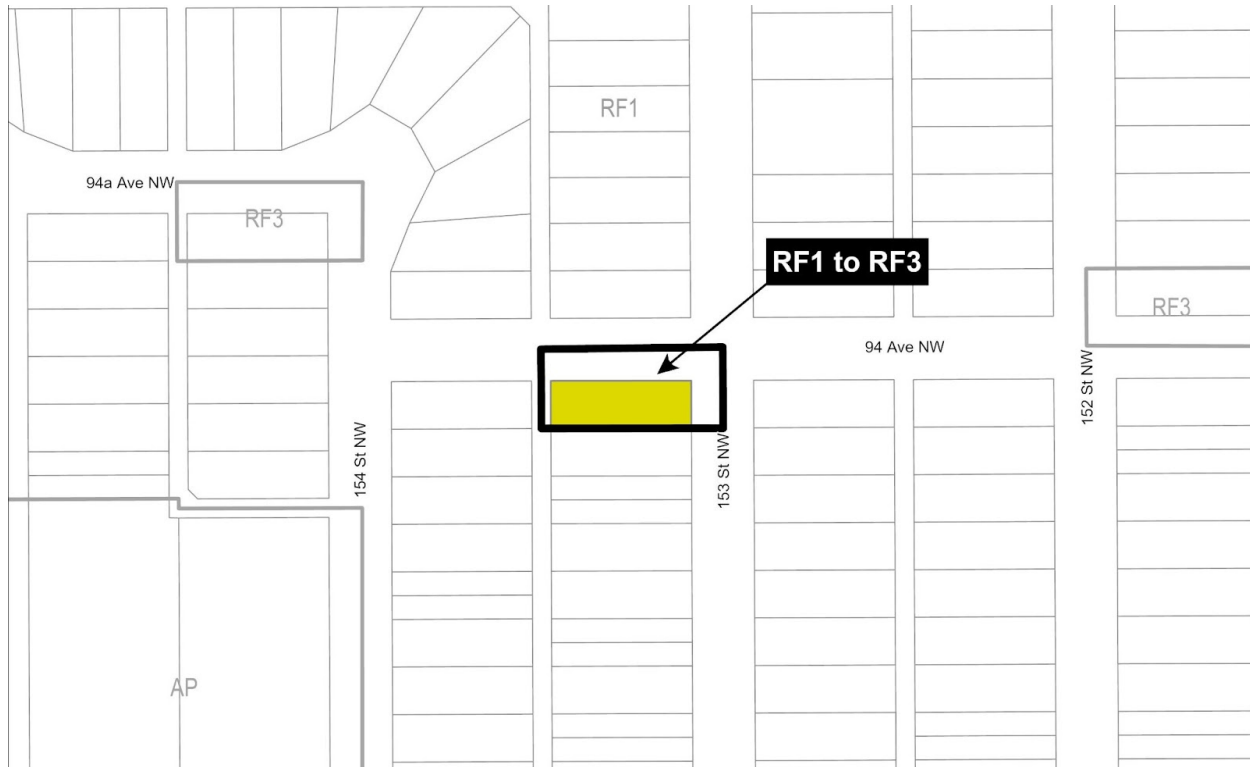


9346 - 153 Street NW

To allow for a mix of small-scale housing.



Recommendation: That Charter Bylaw 20410 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:

- Diversifies housing types in the Sherwood neighbourhood.
- Conforms with The City Plan target of adding 50% of new units through infill city-wide.
- Provides sensitive transitions and setbacks to adjacent properties.

Application Summary

CHARTER BYLAW 20410 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. The purpose of the proposed (RF3) Zone is to provide for a mix of small-scale housing such as single detached, duplex, semi-detached and multi-unit housing.

The application was accepted on December 14, 2022, from Ndura Developments.

This proposal aligns with The City Plan target of accommodating 50% of new units through infill city-wide while diversifying the types of housing within the Sherwood neighbourhood.

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 proposed a rezoning to a standard zone of the same category and raised little response to advance notifications. The basic approach included the following techniques:

Advance Notice, December 22, 2022

- Number of recipients: 30
- Number of responses with concerns: 1

Webpage

- edmonton.ca/sherwoodplanningapplications

Common comments heard throughout the various methods include:

- As the community consists of single family dwellings, the scale of the RF3 zone is too big and will not fit in with the neighbourhood.
- The majority of infills in the area have been rentals, which is not beneficial to the health of the community.
- Additional density will increase crime, noise, and traffic.
- Redevelopment off the site will result in the demolition of a perfectly good house, will remove vegetation, and cause drainage issues.

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

Site and Surrounding Area

The subject site is approximately 686 square metres in area, located on a corner lot abutting two local roads and a lane within the interior of the Sherwood neighbourhood. The property is located one block south of 95 Avenue NW, a collector roadway that supports frequent bus service and provides connectivity

to the future LRT Station at 156 Street NW. Additional amenities within walking distance include the Sherwood School field and Sherwood Community Park.

The surrounding area is primarily zoned (RF1) Single Detached Residential Zone; however, many corner lots along 94 Avenue have recently been rezoned to the (RF3) Small Scale Infill Development Zone. While the neighbourhood has begun to transition, single-detached housing remains the primary building form representing 63% of available housing stock (2016 Federal Census).



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 west from 153 Street NW (Google Street View, May 2022)



View of the site looking southwest from 94 Avenue NW and 153 Street NW (Google Street View, May 2022)

Planning Analysis

The subject site is a corner lot surrounded on three of its four sides by road right-of-way. These roadways act as buffers that help to reduce the impacts from the redevelopment of the property. As such, the primary focus is along the site's southern boundary, where it shares a property line with a single detached house.

The regulations of the RF3 Zone are largely equivalent to the RF1 Zone. Front and rear setbacks, along with building heights, will remain the same. However, the RF3 Zone requires a more sensitive interior

setback of 3.0 metres, while the RF1 zone requires only 1.2 metres. This increases the compatibility between the potential built form and the abutting small-scale residential building.

For these reasons, the proposed rezoning is considered to be a gentle intensification while increasing housing choice in the neighbourhood by permitting building types that remain under-represented in the Sherwood community.

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)	Determined based on adjacent front setback	Determined based on adjacent front setback
Minimum Interior Side Setback	1.2 m	3.0 m
Minimum Flanking Side Setback (94 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 Number of Principal Dwellings	Two (2) principal dwellings ²	Four (4) principal dwellings ²

¹ A maximum site coverage of 40% would be applicable to each subdivided lot

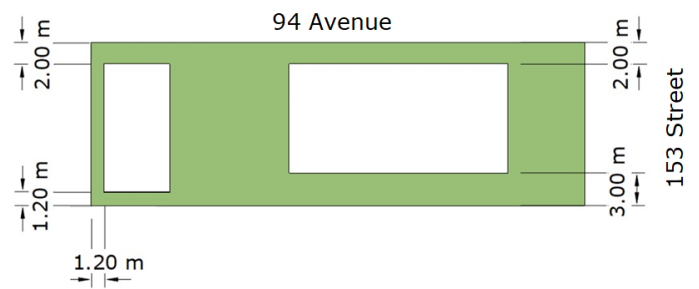
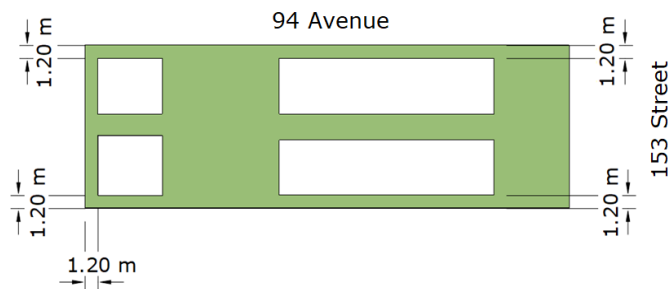
² One secondary suite and garden suite may be developed together with each principal dwelling; however, the probability of multiple garden suites is reduced as the number of principal dwellings is increased.

	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

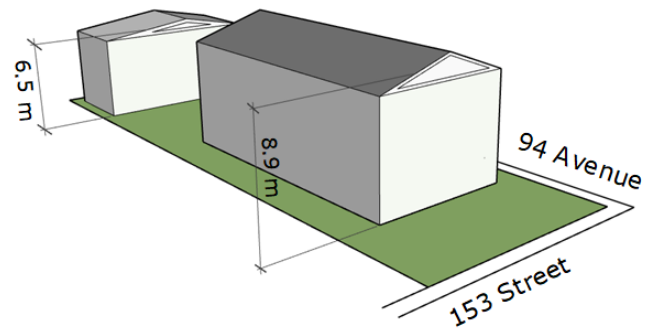
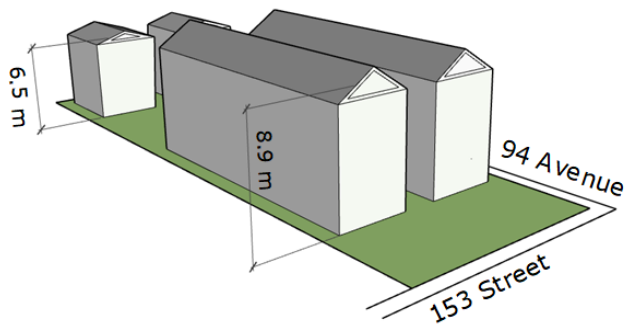
POTENTIAL RF1 BUILT FORM

POTENTIAL RF3 BUILT FORM

Top view



3D view



Plans in Effect

The City Plan

The proposed rezoning aligns with the goals and policies of The City Plan, which encourages increased density at a variety of scales, densities and designs. By enabling a minimal increase in dwelling units and allowing for building types that are underrepresented in the Sherwood community, this application helps achieve the goal of having 50% of new residential units added through infill city-wide.

Technical Review

Transportation

Vehicular access shall be from the rear lane to conform with Zoning Bylaw regulations. With redevelopment of the site, existing vehicular access along 94 Avenue shall be removed and the curb, gutter, sidewalk and boulevard restored and the owner will be required to construct a sidewalk along 94 Avenue to the satisfaction of Subdivision and Development Coordination.

Drainage

Sanitary and storm service connections are available to the site and the proposed zoning and will not significantly impact the sewer and drainage systems in the area. A storm service and/or Low Impact Development (LID) will be required with redevelopment.

EPCOR Water

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:	20410
Location:	South of 94 Avenue NW and west of 153 Street NW
Address(es):	9346 - 153 Street NW
Legal Description(s):	Lot 1, Block 29, Plan 3963HW
Site Area:	686.2 m ²
Neighbourhood:	Sherwood
Ward:	Sipiwiyiniwak
Notified Community Organization(s):	West Jasper - Sherwood Community League
Applicant:	Ndura Developments

Planning Framework

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

Written By:	Jordan McArthur
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination