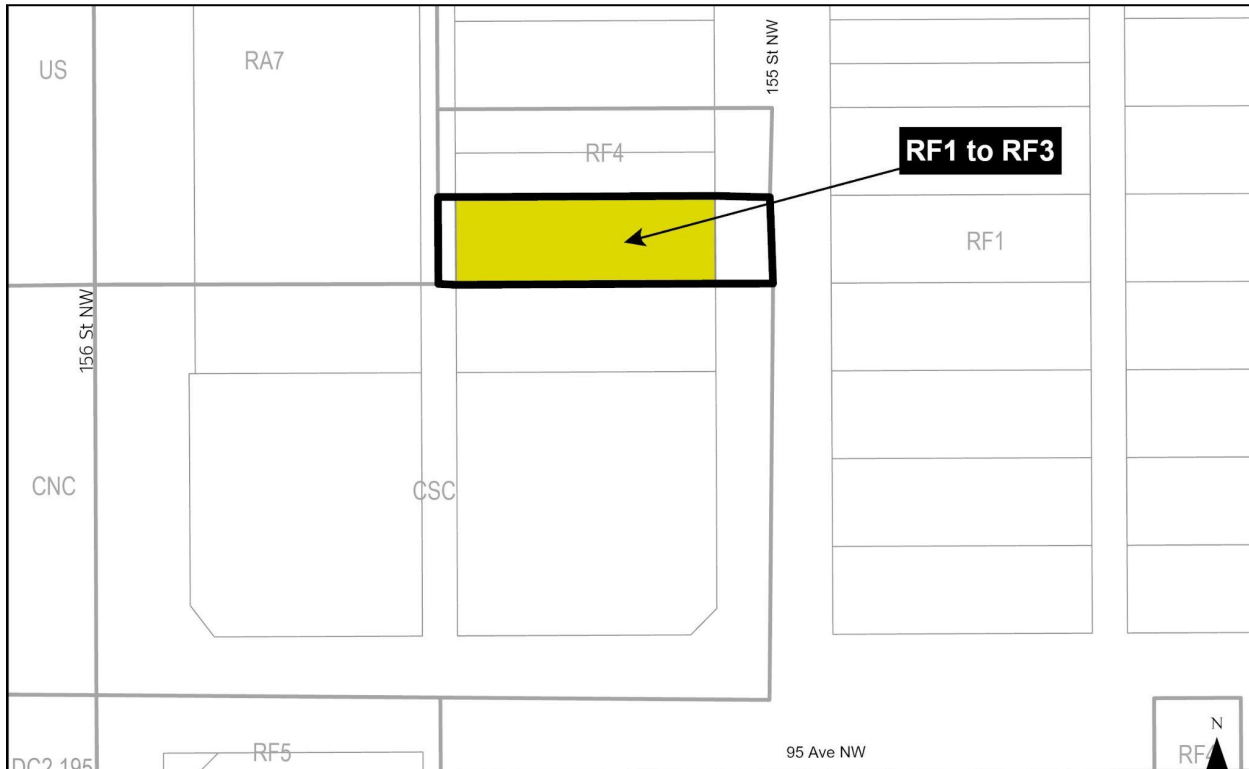


9526 - 155 Street NW

To allow for a mix of small scale housing



Recommendation: That Charter Bylaw 20457 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 West Jasper Place neighbourhood.
- Conforms with The City Plan target of adding 50% of net new units through infill city-wide.
- Is in proximity to the future Glenwood/Sherwood LRT Stop.
- Increases density at a location where small scale multi-unit housing is an appropriate and compatible form of development.

Application Summary

This application was accepted on January 16, 2023, from Naresh Dhatwalia.

CHARTER BYLAW 20457 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 to allow for a mix of small scale housing such as single detached housing, semi-detached housing, multi-unit housing, garden suites, and secondary suites. The proposed rezoning conforms with the Jasper Place Area Redevelopment Plan (ARP), and adheres to The City Plan target of adding 50% of net new units through infill city-wide.

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), conforms to the land use concept in the Jasper Place Area Redevelopment Plan (ARP), and completes anticipated development for the area.

The basic approach included the following techniques:

Mailed Notice, January 24, 2023

- Number of recipients: 24
- Number of responses: 0

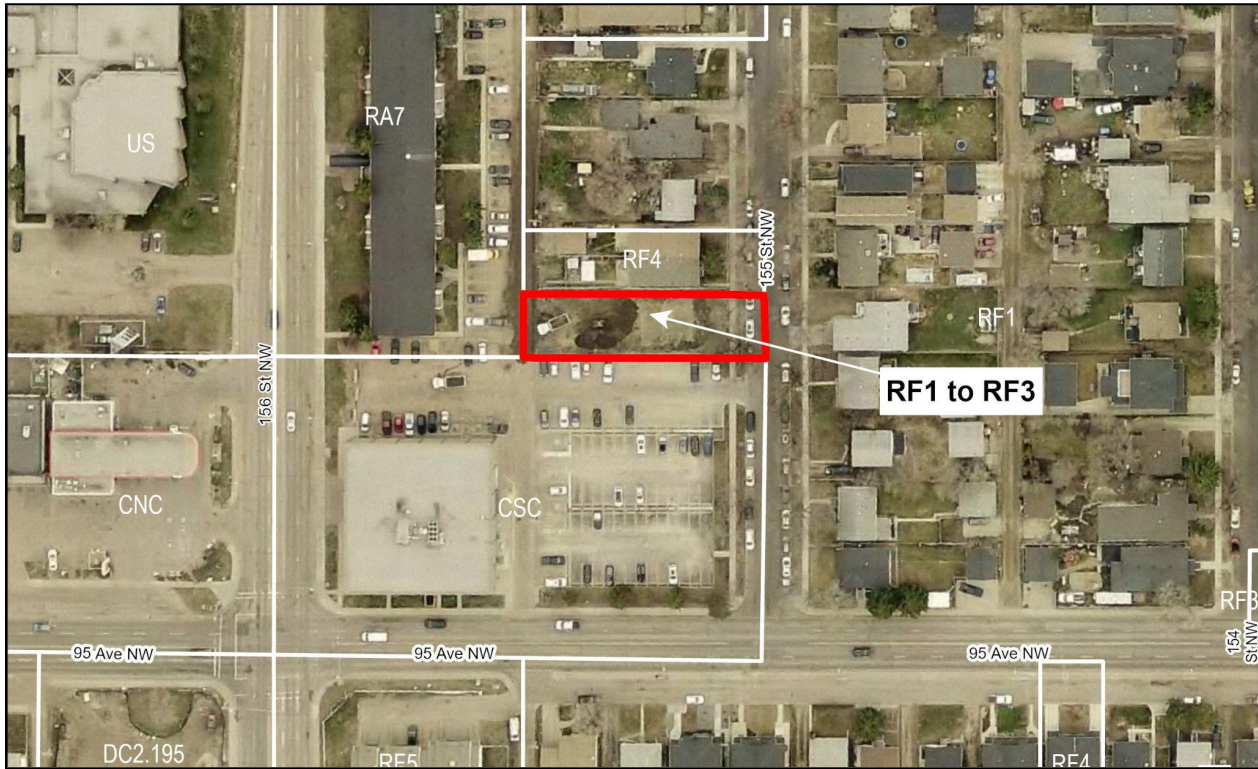
Webpage

- 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 vacant subject site is approximately 687 square metres in area, located on an interior lot within the interior of the West Jasper Place neighbourhood. Vehicular access to the site is currently from the lane. The site is in proximity to a bike route along 153 Street NW. ETS currently operates frequent bus service nearby, south of the rezoning site, on 95 Avenue NW. The site is less than 300 metres walking distance from bus stops near the intersection of 95 Avenue NW and 156 Street NW, and less than 300 metres walking distance from the future Glenwood Sherwood stop on the Valley Line West LRT. Open space and gathering places in proximity to the site include Arthur Elliot Park, and the West Jasper Sherwood Community League.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF1) Single Detached Residential Zone	Vacant land
CONTEXT		
North	(RF4) Semi-Detached Residential Zone	Semi-detached house
East	(RF1) Single Detached Residential Zone	Single detached house
South	(CSC) Shopping Centre Zone	Vehicle parking
West	(RA7) Low Rise Apartment Zone	Low rise apartment



View of the site looking west



View of the site looking northwest

Planning Analysis

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. The subject site is within the 156 Street NW Secondary Corridor. Secondary Corridors are envisioned to be vibrant residential streets which provide connections within and across districts, and are destinations in themselves. The typical massing for Secondary Corridors is envisioned to be low-rise and mid-rise; however, multi-unit housing in the form of row housing is also compatible at this location and will act as a transition between the main road of 156 Street NW and the existing development to the east. 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 West Jasper Place neighbourhood.

Jasper Place Area Redevelopment Plan (ARP)

The proposed rezoning aligns with the land use concept in the Jasper Place Area Redevelopment Plan (ARP). *Figure 6: Jasper Place Proposed Land Use* and *Figure 14: West Jasper Place Proposed Land Use* in the Jasper Place ARP designate the site as 'Transit Oriented Housing'. Multi-unit housing in the form of row housing is a supported built form for sites designated 'Transit Oriented Housing', and the proposed RF3 Zone would facilitate small scale multi-unit housing.

Transit Oriented Development (TOD) Guidelines

The proposed rezoning adheres to the Transit Oriented Development (TOD) Guidelines. The site is within 400 metres of the Glenwood/Sherwood stop, which is identified as a 'neighbourhood station'. The land use and intensity guidelines for sites within 400 metres of a neighbourhood station state a maximum of 42

dwelling per hectare, defined as 'row house'. The proposed rezoning aligns with the land use and intensity guidelines by allowing for multi-unit housing in the form of row housing at this location.

Land Use Compatibility

Multi-unit housing is compatible with the existing surrounding small scale built forms, and allows for a gentle increase in density in the West Jasper Place neighbourhood.

The RF3 regulations, in combination with the Mature Neighbourhood Overlay (MNO) regulations, are similar to the current RF1 zoning. Setback and height regulations are identical in both the RF1 and RF3 Zones. Key differences between the zones are the permitted number of units, and the maximum site coverage. 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 regulatory requirements of the zoning bylaw provide proper transitions to the rest of the blockface. A comparison between the RF1 and the RF3 Zones is below:

RF1 & RF3 Comparison Summary

	RF1 + MNO Current	RF3 + MNO Proposed
Principal Building	Single Detached Housing	Multi-Unit Housing
Maximum Height	8.9 m	8.9 m
Front Setback Range (155 Street NW)	5.5 - 8.5 m (approx.)	5.5 - 8.5 m (approx.)
Minimum Interior Side Setback (north and south)	1.2 m	1.2 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) ²	Four (4) 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.

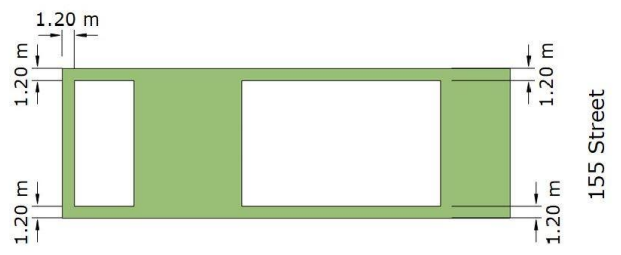
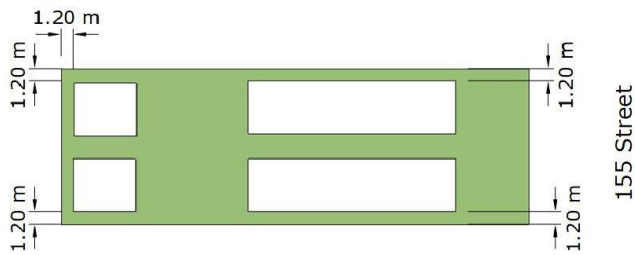
³ Secondary Suites and Garden Suites are allowed with each existing principal dwelling, the likelihood of these suites diminishes as the number of principal dwellings increase.

	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	1.2 m	1.2 m	1.2 m
Minimum Rear Setback	1.2 m	1.2 m	1.2 m	1.2 m

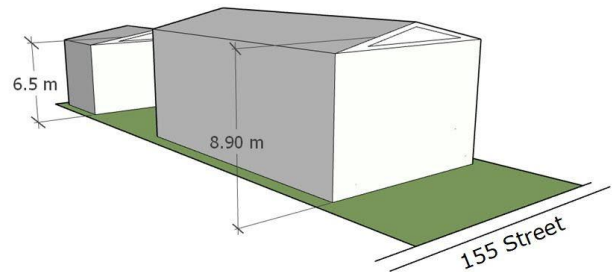
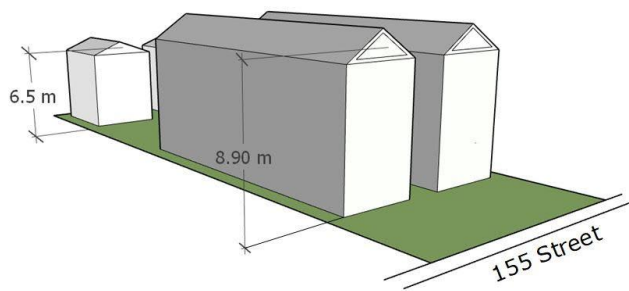
POTENTIAL RF1 BUILT FORM

POTENTIAL RF3 BUILT FORM

Top view



3D view



Technical Review

Caveat on Title

In 1978, a caveat was put on title by the City of Edmonton restricting the occupancy of a dwelling on site to a single family to ensure that the basement development was not used as an additional dwelling (secondary suite). A discharge request for the caveat has been made to the Alberta Land Titles office, as it is in direct contradiction to the intensification goals of The City Plan, and the proposed rezoning would allow for multi-unit housing.

Transportation

Vehicular access shall be from the rear lane to conform with the Mature Neighbourhood Overlay. The adjacent north-south lane is in relatively poor condition. Potential upgrades to the rear lane will be further reviewed at the development permit stage to support the development.

Drainage

Development allowed under the proposed zone would be required to include on-site stormwater management techniques utilizing a 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

Edmonton Fire Rescue Services has performed a risk-based Infill Fire Protection Assessment and determined that the site has a low risk score and is considered functionally compliant with the municipal standards for hydrant spacing and fire flows. This could potentially be re-evaluated at the development permit stage. 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 for future development.

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

Appendices

1 Jasper Place Area Redevelopment Plan (ARP) Context Map

2 Application Summary

PROPOSED LAND USE



Figure 14: West Jasper Place Proposed Land Use

Application Summary

Information

Application Type:	Rezoning
Charter Bylaw:	20457
Location:	North of 95 Avenue NW and west of 155 Street NW
Address:	9526 - 155 Street NW
Legal Description:	Lot 7, Block 7, Plan 6530ET
Site Area:	687 square meters (approximately)
Neighbourhood:	West Jasper Place
Ward:	Nakota Isga
Notified Community Organizations:	West Jasper - Sherwood Community League, West Edmonton Council of Community Leagues
Applicant:	Naresh Dhatwalia

Planning Framework

Current Zone and Overlay:	(RF1) Single Detached Residential Zone Mature Neighbourhood Overlay
Proposed Zone and Overlay:	(RF3) Small Scale Infill Development Zone Mature Neighbourhood Overlay
Plan in Effect:	Jasper Place Area Redevelopment Plan (ARP)
Historic Status:	None

Written By:	Saffron Newton
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination