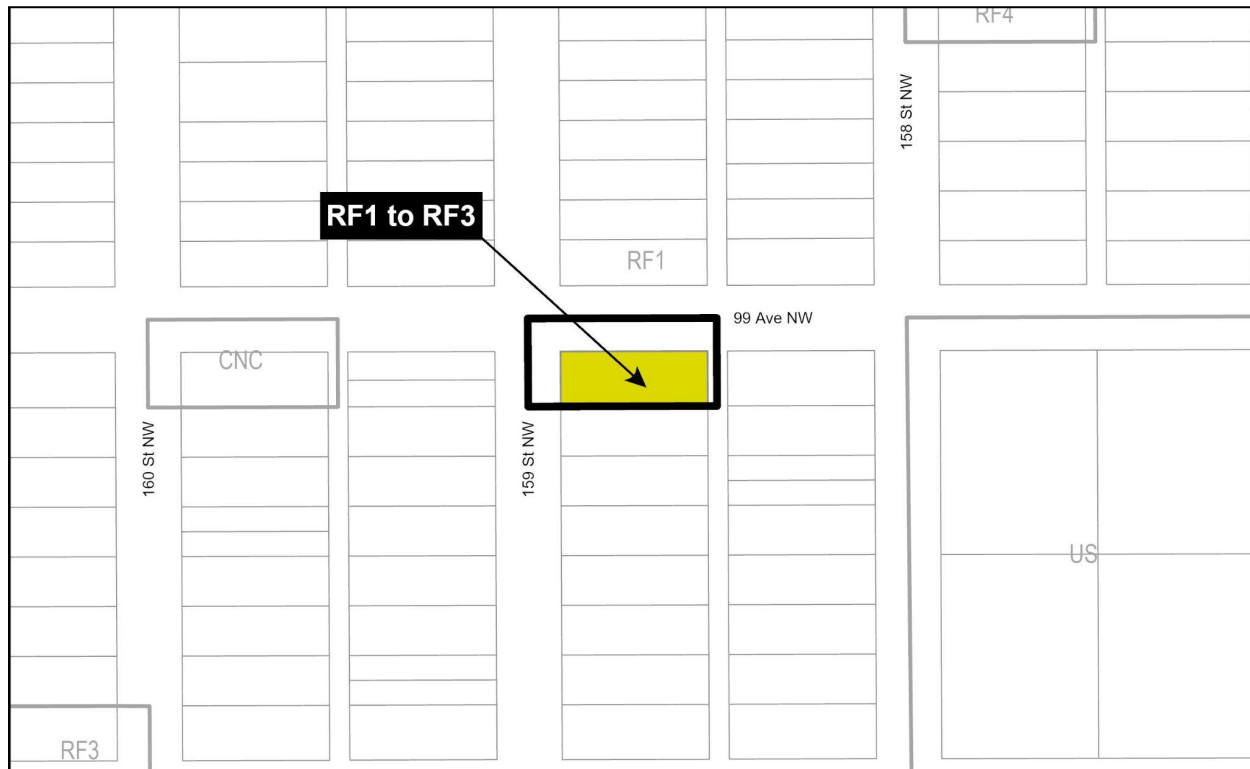


9839 - 159 Street NW

To allow for a mix of small scale housing



Recommendation: That Bylaw 20458 to amend the Jasper Place Area Redevelopment Plan (ARP) and Charter Bylaw 20459 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.
- Conforms with The City Plan target of adding 50% of new units through infill city-wide.

Application Summary

This application was accepted on January 9, 2023 from Tamon Architecture.

BYLAW 20458 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 20459 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.

The proposed rezoning and plan amendment help to achieve The City Plan target of accommodating 50% of net new units through infill city-wide while diversifying housing types in the Glenwood neighbourhood.

Community Insights

Based on the characteristics of this application the file was brought forward to the public using a basic approach. This approach was selected because the application proposes a rezoning to a standard zone of the same category (RF1 to RF3) and little response was received to the mailed notification.

The basic approach included the following techniques:

Mailed Notice, January 24, 2023

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

Webpage

- 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 759 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. Bus routes near the site are along 163 Street NW, 100A Avenue NW, 100 Avenue NW and Stony Plain Road NW and include community, crosstown, local and school special bus routes. The site is approximately 600 metre walking distance to bus stops near the intersection of 99 Avenue NW and 163 Street NW, and roughly 600-650 metre walking distance to Jasper Place Transit Centre and the future Jasper Place Stop on the Valley Line West LRT. A district rapid mass transit bus route is anticipated to operate nearby on 163 Street NW as part of the future mass transit network associated with the 1.25

million population scenario of The City Plan. Additionally, there is a shared pathway along the south side of 100 Avenue NW.



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 east.



View of the site looking south.

Planning Analysis

The City Plan

The proposed rezoning aligns with the direction provided in The City Plan as it enables ongoing residential density to occur at a variety of scales, densities and designs with all parts of the residential area. The proposed rezoning will contribute to diversifying housing types in the Glenwood neighbourhood. The proposal leads to both incremental infill and strategic intensification and adheres to The City plan target of adding 50% of new units through infill city-wide.

Jasper Place Area Redevelopment Plan (ARP)

An amendment to the Jasper Place (ARP) is required to facilitate the proposed rezoning. The site is currently designated as "G1 - Small Scale Housing" which does not allow for multi-unit housing. Amendments to *Figure 6: Jasper Place Proposed Land Use* and *Figure 12: Glenwood Proposed Land Use* are proposed to redesignate the site to the "G2 - Active Edge Housing" designation which allows for multi-unit housing in the form of row housing in alignment with the proposed RF3 Zone.

Land Use Compatibility

Small-scale multi-unit housing is compatible with the existing surrounding small scale 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

	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 (159 Street NW)	4.0 m - 7.0 m	3.0 - 6.0 m
Minimum Interior Side Setback (south)	1.2 m	3.0 m
Minimum Flanking Side Setback (99 Ave NW)	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) ²	Five (5) ³

	RF1 + MNO: Current		RF3 + MNO: Proposed	
Accessory Building	Garden Suite	Detached Garage	Garden Suite	Detached Garage

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.

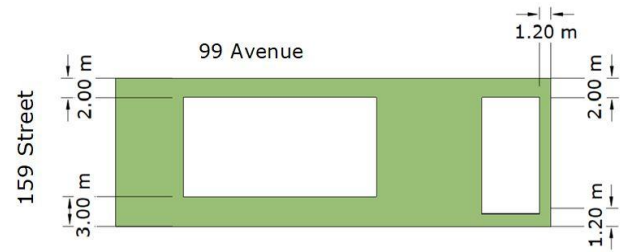
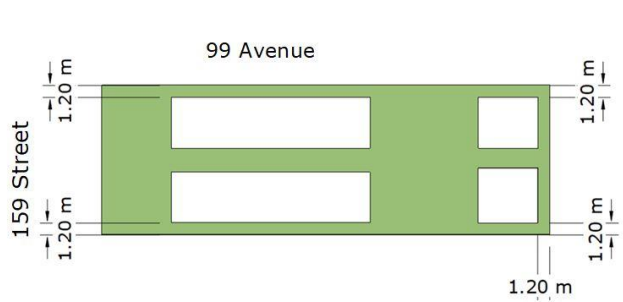
³ Secondary Suites and Garden Suites are allowed with each existing principal dwelling, the likelihood of these suites diminishes as the number of principal dwellings increase.

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

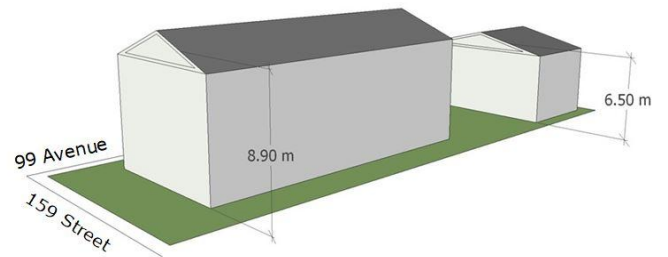
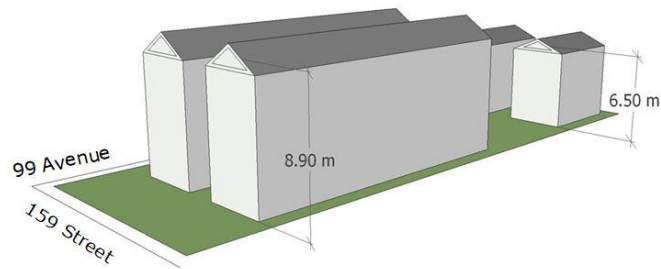
POTENTIAL RF1 BUILT FORM

POTENTIAL RF3 BUILT FORM

Top view



3D view



Technical Review

Transportation

With redevelopment of the site, vehicular access shall be from the rear lane only in alignment with the Mature Neighbourhood Overlay. The owner will also be required to construct a sidewalk along 99 Avenue NW adjacent to the site. Further review will occur at the development permit stage.

With implementation of the Valley Line West LRT, the existing all-direction intersection at 156 Street NW and 99 Avenue NW will be converted to a right-in / right-out access.

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 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 Application Summary

Application Summary

Information

Application Type:	Plan Amendment, Rezoning
Bylaw/Charter Bylaw:	20458, 20459
Location:	Southeast corner of 99 Avenue NW and 159 Street NW
Address:	9839 - 159 Street NW
Legal Description:	Lot 8, Block 16, Plan 1909HW
Site Area:	759 square metres (approximately)
Neighbourhood:	Glenwood
Ward:	Nakota Isga
Notified Community Organizations:	Glenwood Community League, West Edmonton Council of Community Leagues
Applicant:	Tamon Architecture

Planning Framework

Current Zone and Overlay:	(RF1) Single Detached Residential Zone Mature Neighbourhood Overlay (MNO)
Proposed Zone and Overlay:	(RF3) Small Scale Infill Development Zone Mature Neighbourhood Overlay (MNO)
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