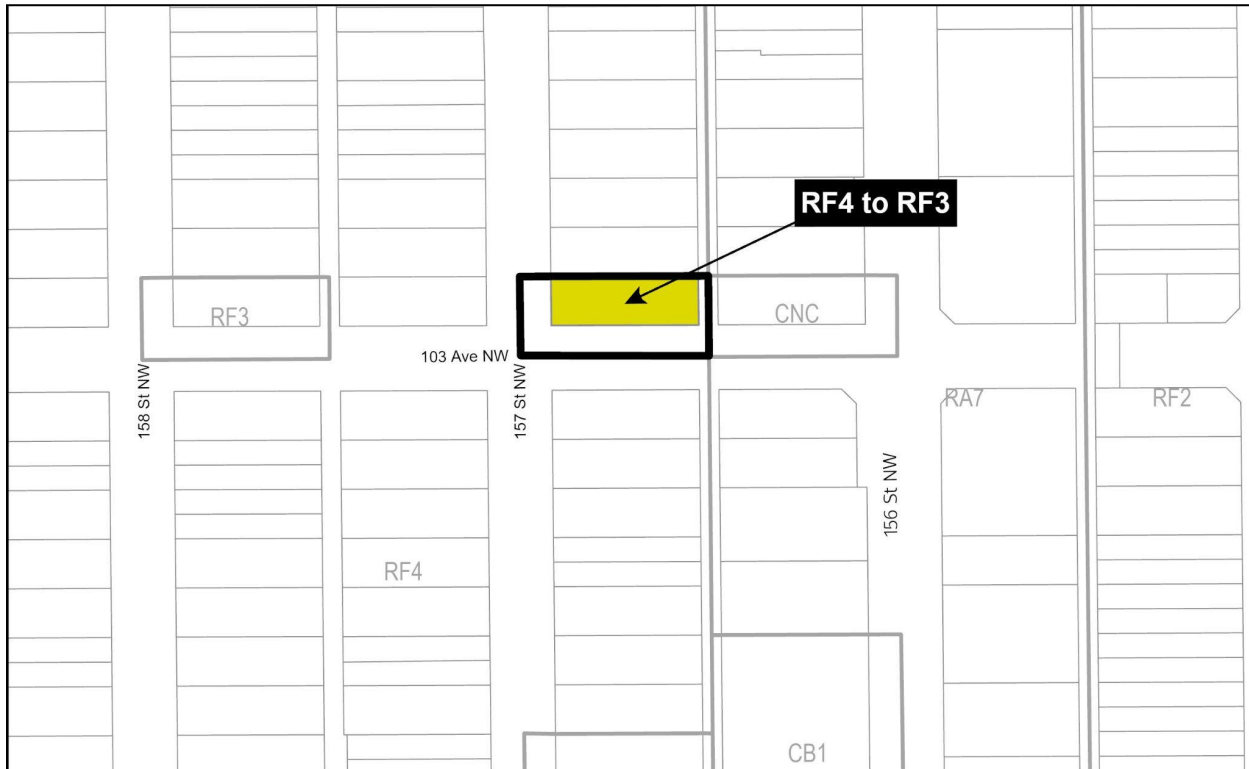


15630 103 Avenue NW

To allow for a mix of small-scale housing.



Recommendation: That Bylaw 20463 to amend Figure 6 and Figure 8 in the Jasper Place Area Redevelopment Plan (ARP) and Charter Bylaw 20464 to amend the Zoning Bylaw from (RF4) Semi-Detached Residential Zone to (RF3) Small Scale Infill Development Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Provides the opportunity for housing diversity in the Britannia Youngstown neighbourhood.
- Is an appropriate and compatible form of development on a corner lot.
- Aligns with The City Plan target of adding 50% of new units through infill city-wide.

Application Summary

This application was accepted on January 17, 2023 from Naresh Dhatwalia on behalf of Smart Homes.

BYLAW 20463 will amend Figure 6 and Figure 8 in the Jasper Place Area Redevelopment Plan (ARP), as it applies to the subject site, from “BY1 - Small Scale Housing” to “BY2 - Active Edge Housing”.

CHARTER BYLAW 20464 will amend the Zoning Bylaw, as it applies to the subject site, from (RF4) Semi-detached Residential Zone to (RF3) Small Scale Infill Development Zone for the purpose of accommodating a mix of small-scale housing.

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 RF4 to RF3, and the application raised little response to advance notifications.

The Basic approach included the following techniques:

Advance Notice, January 24, 2023

- Number of recipients: 32
- Number of responses with concerns: 0

Webpage

- edmonton.ca/britanniayoungstownplanningapplications

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 site is approximately 697m² in area, located on a corner lot abutting two local roads and a lane within the Britannia Youngstown neighbourhood. Vehicular access is currently from 103 Avenue NW. The site is in proximity to a on-street bike route along 104 Avenue NW. Transit service operates along 156 Street and Stony Plain Road, the site is in the vicinity of the future Valley Line West LRT alignment. The site is in proximity to open space and gathering places such as Britannia School, Britannia Youngstown Community League and Fred Broadstock Outdoor Pool.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF4) Single Detached Residential Zone	Single Detached House
CONTEXT		
North	(RF4) Single Detached Residential Zone	Single Detached House
East	(CNC) Single Detached Residential Zone	Restaurant/Food Services
South	(RF4) Single Detached Residential Zone	Single Detached House
West	(RF4) Urban Services Zone	Single Detached House



View of the site looking northwest from 103 Avenue NW



View of the site looking north from 103 Avenue NW



View of the site looking east from 157 Street NW

Planning Analysis

Plans in Effect

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 lead 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

The Jasper Place Area Redevelopment Plan (ARP) currently designates the subject site as “BY1 - Small Scale Housing”. A plan amendment is required to redesignate the site to BY2 - Active Edge Housing to allow for small-scale multi-unit housing in the form of row housing. The subject site is proposed to be amended in Figure 6: Jasper Place Proposed Land Use and Figure 8: Britannia Youngstown Proposed Land Use. The purpose and supported built form list for the BY2 - Active Edge Housing designation aligns with the general purpose and permitted uses in the (RF3) Small Scale Infill Development Zone and would facilitate the rezoning.

Land Use Compatibility

Small scale multi-unit housing is compatible with the existing surrounding single detached built forms and allows for a gentle increase in density in the Britannia Youngstown neighbourhood.

The RF3 regulations, in combination with the Mature Neighbourhood Overlay (MNO), are similar to the current RF4 zoning. Rear setback and height regulations are identical in both the RF4 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 RF4 zone, ensuring that the development is sensitive to the abutting site to the north. The maximum site coverage is higher under the proposed zone than the current RF4 zone; however, the height and setback requirements of the RF3 zone and the MNO minimize impact to adjacent properties. Overall, the corner location of the property along with the regulatory requirements of the zoning bylaw provides proper transition to the rest of the blockface. A comparison between the RF4 and RF3 zone is available below:

RF4 & RF3 Comparison Summary

	RF4 + 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 (157 Street NW)	6.5 m - 9.5 m	6.0 m
Minimum Interior Side Setback	1.2 m	1.2m - 1.8m
Minimum Flanking Side Setback (103 Avenue NW)	1.2 m	1.2m - 1.8m
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	Up to two (2) Principal Dwellings ²	Up to four (4) Principal Dwellings ³

	RF4 + 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

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 RF4. Semi-detached could be built without subdividing under RF4. 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.

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

Technical Review

Transportation

With the redevelopment of the site, vehicular access shall only be granted from the rear alley in order to conform with the Zoning Bylaw regulations. Redevelopment of the site will require construction of a sidewalk along the south side of 103 Avenue NW.

Transit

ETS operates frequent bus service nearby on 156 Street NW and Stony Plain Road. Crosstown and local bus service operates east of the site on 156 Street. Bus stops on 156 Street NW are roughly a 3 minute walk from the site and the Jasper Place Transit Centre is roughly a 6 minute walk from the site. Two future mass transit bus routes are anticipated to operate on 156 Street NW. These routes are associated with the 1,25 million population scenario of The City Plan.

Drainage

The proposed zoning changes will not significantly impact 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 is functionally compliant with the municipal standards for hydrant spacing and fire flows. Therefore, upgrades to the existing municipal fire protection infrastructure are not required. This could potentially be re-evaluated at the development permit stage.

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/Charter Bylaw	20463, 20464
Location:	North of 103 Avenue NW and east of 157 Street NW
Address	15630 - 103 Avenue NW
Legal Description(s):	Lot 20, Block 15, Plan 6991ET
Site Area:	697.2m ²
Neighbourhood:	Britannia Youngstown
Ward:	Nakota Isga
Notified Community Organization(s):	Britannia Youngstown Community League
Applicant:	Naresh Dhatwalia

Planning Framework

Current Zone(s) and Overlay(s):	(RF4) Semi-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:	Jasper Place Area Redevelopment Plan
Historic Status:	None

Written By:

Approved By:

Branch:

Section:

Evan Wong

Tim Ford

Development Services

Planning Coordination