

Administration Report Sherbrooke

Edmonton

12414 - 128 Street NW

To allow for a mix of small-scale housing.



Recommendation: That Charter Bylaw 20473 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 for a gentle increase in density on a corner lot, where ground oriented housing is a compatible form of development.
- Conforms with The City Plan target of adding 50% of new units through infill city-wide.

Application Summary

CHARTER BYLAW 20473 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 housing, semi-detached housing, and small-scale multi-unit housing such as row housing up to 4 principal dwellings.

The application was accepted on February 10, 2023, from Thamir Sharif.

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 Sherbrooke 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 little response was received to the mailed notification. The basic approach included the following techniques:

Mailed notice, February 16, 2023

- Number of recipients: 18
- Number of responses: 0

Webpage

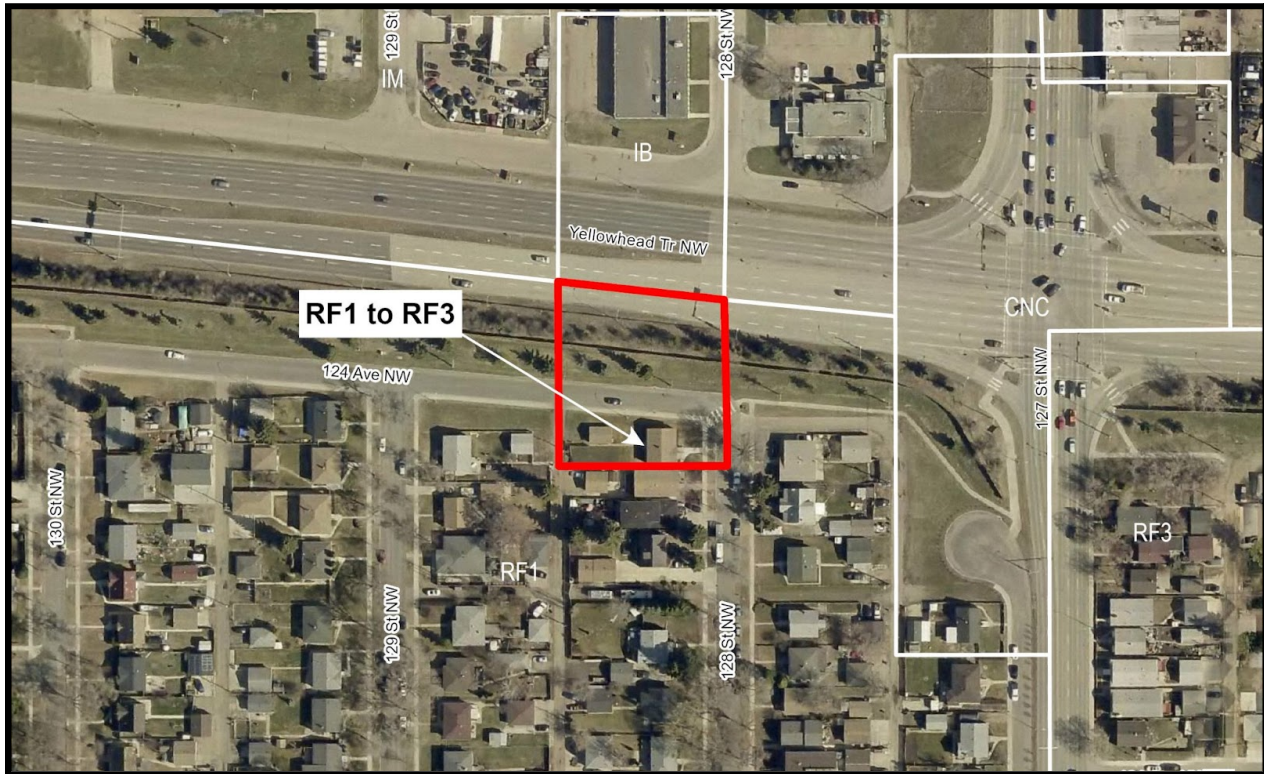
- edmonton.ca/sherbrookeplanningapplications

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

Site and Surrounding Area

The subject site is approximately 610 square metres in area and located on a corner lot, abutting two local roads and a lane along the northern edge of the Sherbrooke neighbourhood. The property is one block west of 127 Street NW, an arterial road that supports frequent bus service. The property also benefits from close proximity to St. Pius X Elementary School, and its associated green space, which can be found one block to the south.

Outside of several properties in the centre of the community, or along the bordering arterial roadways, the neighbourhood is primarily zoned (RF1) Single Detached Residential Zone.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF1) Single Detached Residential Zone	Single Detached house
CONTEXT		
North	Yellowhead Trail	Road
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 128 Street NW (Google Street View, October 2020)



View of the site looking south from 124 Avenue (Google Street View, October 2020)



View of the site looking southeast from 124 Avenue (Google Street View, October 2020)

Planning Analysis

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

The subject application would represent the first (RF3) Small Scale Infill Development Zone in the community. This is reflected in the available housing stock; which, while home to a higher percentage of row housing than the city average, is dominated by single-detached housing at nearly 65% of available homes (2016 Federal Census).

The regulations of the RF3 Zone are largely equivalent to the RF1 Zone. Minimum 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, allowing for a gentle increase in density that increases housing availability in the Sherbrooke 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 (128 Street NW)	5.2 m - 8.2 m	5.2 m - 6.0 m
Minimum Interior Side Setback	1.2 m	3.0 m
Minimum Flanking Side Setback (124 Avenue NW)	1.2 m	2.0 m
Minimum Rear Setback (Lane)	17.1 m (40% of Site Depth)	17.1 m (40% of Site Depth)

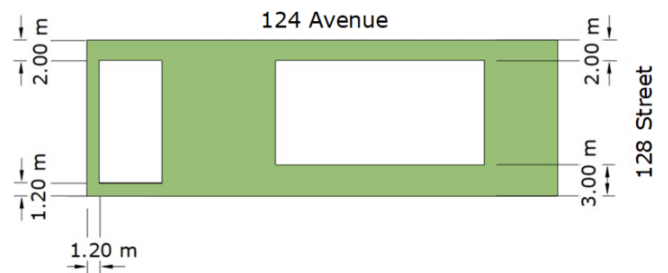
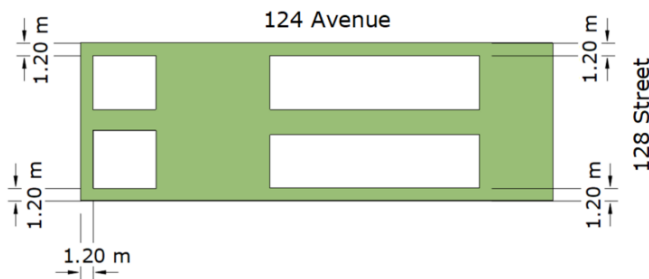
Maximum Site Coverage	40% ¹	45%
Maximum Number of Principal Dwellings	Two (2) ²	Four (4) ³

	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

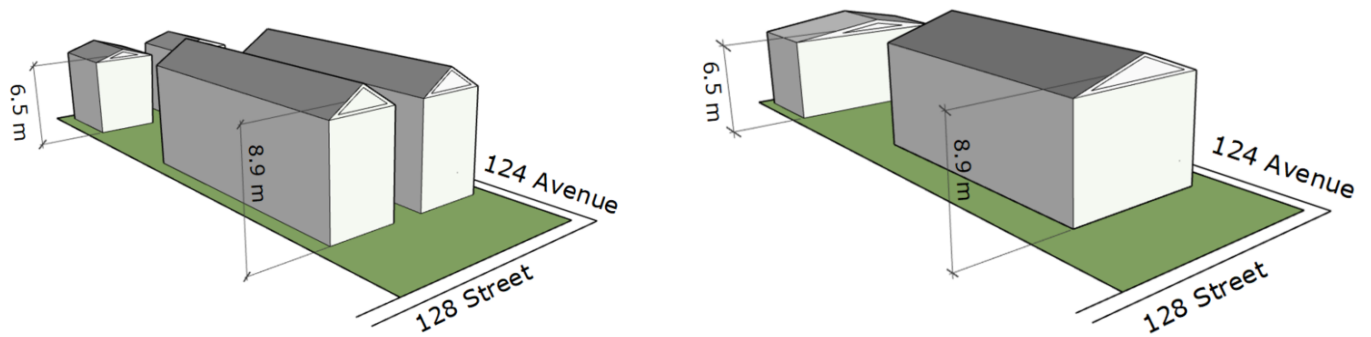


¹ A maximum Site Coverage of 40% would be applicable to each subdivided lot

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. The applicant's current intent for the redevelopment is for three (3) Principal Dwellings.

3D view



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 diversity of housing types in the Sherbrooke community, this application allows for the continued evolution of the community while helping achieve the goal of having 50% of new residential units added through infill city-wide.

Technical Review

Transportation

With the redevelopment of the site, vehicular access will be from the abutting lane in order to conform with the Zoning Bylaw regulations under the Mature Neighbourhood Overlay.

Transit

ETS currently operates crosstown, local and school special bus routes nearby on 127 Street NW. The site is roughly 450 metres walking distance to bus stops along 127 Street NW near Prince Charles School. Additional bus stops are located roughly 250-300 metres north of the site at the Yellowhead Trail/127 Street NW intersection. However, these stops will be permanently closed in 2023/2024 as part of the Yellowhead Trail Freeway Conversion Project.

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

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:	20473
Location:	Southwest corner of 124 Avenue NW and 128 Street NW
Address:	12414 - 128 Street NW
Legal Description:	Lot 16, Block 7, Plan 4843HW
Site Area:	610.9 m ²
Neighbourhood:	Sherbrooke
Ward:	Anirniq
Notified Community Organizations:	Sherbrooke Community League
Applicant:	Thamir Sharif

Planning Framework

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

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