

9948 – 161 Street NW

To allow for a mix of small-scale housing, Glenwood.



Recommendation: That Charter Bylaw 20532 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.
- 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

CHARTER BYLAW 20532 would amend the Zoning Bylaw, as it applies to the subject site, from the (RF1) Single Detached Residential Zone to a (RF3) Small Scale Infill Development Zone for the purpose of accommodating a mix of small-scale housing.

This application was accepted on March 23, 2023 from Aurora de Leon on behalf of Stephanie Long and Ryan O'Neill.

This proposal aligns with the goals and policies of The City Plan to accommodate an additional 1 million people within Edmonton's existing boundaries. To do this, 50% of new residential units are targeted by The City Plan to be added through infill.

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 the application raised no response to advanced notifications.

The basic approach included the following techniques:

Mailed notice of proposed land use changes, April 4, 2023

- Number of recipients: 33
- Number of responses: 0

Webpage

- <http://edmonton.ca/rezoningapplications>

No formal feedback or position was received from the Glenwood Community League or the Stony Plain Road and Area Business Improvement Area at the time this report was written.

Site and Surrounding Area

The subject site is approximately 688 square metres in area, located on a corner lot abutting three roads within the Glenwood neighbourhood. Vehicular access is through the rear lane west of the site. The property is south of 100 Avenue NW, an arterial road with community bus service. Additional transit access is available along 163 Street NW approximately 200m to the west and Stony Plain Road NW approximately 250 metres to the north where additional bus services are located. The site is in proximity to open space and gathering places such as Glenwood Community League, Butler Memorial Park, and Allin Park.

The surrounding area is generally developed with single detached housing, however there are properties dispersed throughout Glenwood that contain a mix of small scale housing.



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	(RF3) Small-scale Infill Development Zone	Row Housing



View of the site looking west from 161 Street NW



View of the site looking south from 100 Avenue NW



View of the site looking east from rear lane

Planning Analysis

The City Plan

The proposed rezoning contributes to the City Plan target of adding 50% of new units through infill city-wide, while diversifying housing types in the Glenwood neighbourhood, 3.8% of housing in Glenwood is row housing compared to the City of Edmonton average of 10.0% (2016 Federal Census Data). The proposed rezoning meets City Plan policy: 2.2.1.6 by enabling ongoing residential infill to occur at a variety of scales, densities, and designs within all parts of the residential area.

Plans in Effect

Jasper Place Area Redevelopment Plan

The proposed rezoning aligns with the Jasper Place Area Redevelopment Plan (ARP). The current (RF1) Single-Detached Residential Zone meets the intent of the ARP as it is envisioned that the Glenwood neighbourhood will “continue to evolve with predominantly small scale housing”. The ARP does indicate opportunities to build on the neighbourhood’s existing housing mix and introduce additional options. Multi-unit Housing in the form of row housing is an underrepresented building form and would support the neighbourhood vision of a well-balanced blend of housing options including those for families. RF3 zoning supports this use class while providing housing options that would allow for family orientated housing and increase the diversity in housing types for the neighbourhood.

Land Use Compatibility

The subject property is a corner site, surrounded by roadways on three sides, and is located in a mature neighbourhood with good connectivity both locally and to the broader city networks.

The RF3 regulations which control the built form, in combination with the MNO regulations, are similar to its current RF1 zoning. The front and rear setback requirements under both zones are identical as well as their maximum allowable height at 8.9 metres. Interior setbacks under the RF3 zone provide additional separation than those of the RF1 zoning. Along the southern boundary of the site, redevelopment of this property will require the applicant to adhere with a minimum 3.0 metre internal setback, whereas the RF1 zone requires only 1.2 metres. (See RF1 and RF3 comparison below)

The proposed zone will allow for additional housing choices in Glenwood by dividing a proposed building into smaller units. The maximum site coverage is higher under the RF3 zone than the RF1, however, the maximum built form shall follow the height and setback requirements of the RF3 zone and the MNO in order to ensure limited impacts to adjacent properties. Overall, the location of the property being a corner lot along with the regulation requirements of the zoning bylaw provide proper transitions to the rest of the blockface south of the site. This transition is considered appropriate based on this corner lot configuration.

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 (161 Street)	8.5 m - 11.5 m	8.5 m - 11.5 m
Minimum Interior Side Setback	1.2 m	3.0 m
Minimum Flanking Side Setback (100 Avenue)	1.2 m	2.0 m
Minimum Rear Setback (Lane)	19.0 m (40% of site depth)	19.0 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

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..

Minimum Flanking Side Setback	1.2 m	1.8 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. The Glenwood neighbourhood is currently being considered for the Alley Renewal Program. If the neighbourhood is selected, this project is tentatively scheduled for 2025 and would include the lane adjacent to this site. The owner is advised to coordinate their redevelopment construction activities with the Glenwood Alley Renewal Project.

Transit

ETS operates numerous bus routes near the rezoning site on Stony Plain Road NW, 100 Avenue NW and 163 Street NW. The site is roughly 600m walking distance from the future Jasper Place Stop on the Valley Line West LRT. In addition to Valley Line West LRT, a mass transit bus route is anticipated to operate nearby on Stony Plain Road NW and 163 Avenue NW as part of the future mass transit network associated with the 1.25 million population scenario of the Edmonton City Plan.

Drainage

Redevelopment allowed under the proposed zone would not have a significant impact on existing drainage infrastructure. As per the Drainage Bylaw, the applicants are advised if the subject rezoning area is developed for residential uses other than single family or semi-detached housing, a private drainage system consisting of a storm sewer service connection and/or a low impact development facility will be required to accommodate storm water from roofs and any parking areas, exterior storage areas and paved areas.

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:	Rezoning
Charter Bylaw:	20532
Location:	South of 100 Avenue NW and west of 161 Street NW
Address:	9948 - 161 Street NW
Legal Description:	Lot 16, Block 3B, Plan 6144AH
Site Area:	688.3 square metres
Neighbourhood:	Glenwood
Ward:	Nakota Isga
Notified Community Organization	Glenwood Community League Stony Plain Road and Area Business Improvement Area
Applicant:	Aurora de Leon

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:	Jasper Place Area Redevelopment Plan
Historic Status:	None

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Branch:	Development Services
Section:	Planning Coordination