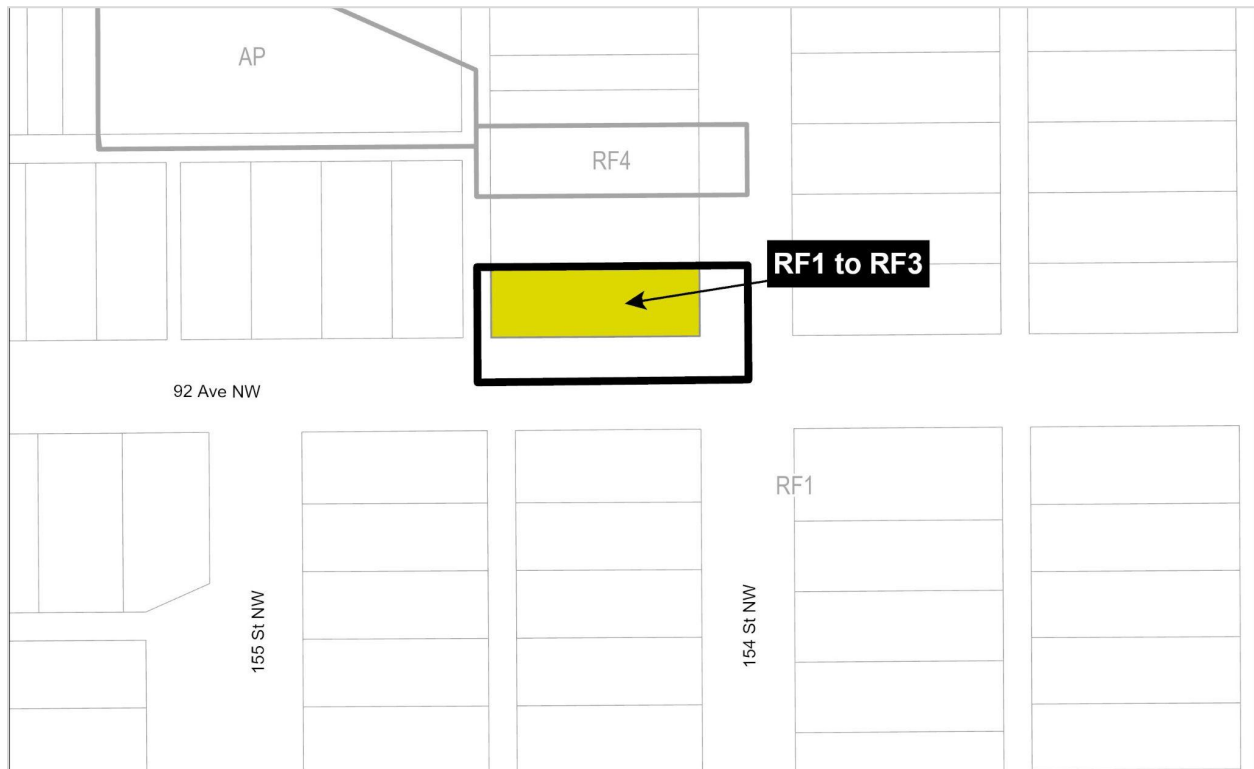


15410 – 92 Avenue NW

To allow for a mix of small scale housing.



Recommendation: That Charter Bylaw 20541 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 Sherwood 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

CHARTER BYLAW 20541 would 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.

This application was accepted on April 24, 2023, from Naresh Dhatwalia on behalf of Daniel and Shelley Gosse.

This proposal aligns with the goals and policies of The City Plan to accommodate all future growth for an additional 1 million population within Edmonton's existing boundaries. To do this, 50% of new residential units are intended to be created at infill locations.

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 and there was one response to the mailed notification.

The basic approach included the following techniques:

Mailed notice, May 5, 2023

- Number of recipients: 31
- Number of responses: 1

Webpage, May 5, 2023

- edmonton.ca/planningapplications

Comments heard from the mailed notice include:

- There is a lack of parking for the number of units proposed.
- On-street parking is limited due to the fire hydrant on 154 Street NW.
- Concerns that the development will cause drainage issues for the property to the north.
- There is not enough space for garbage and waste collection for eight units.
- The development will attract renters who will not care for the property.

In response to the concerns, the citizen was advised the following:

- The City of Edmonton no longer has parking requirements.
- No parking is allowed within 5 m of a fire hydrant nor within 5 m of an intersection. The fire hydrant is located at the intersection and does not create additional impact to on-street parking.
- Compliance with the Drainage Bylaw, which prohibits cross-lot drainage, is adhered to with submission of a lot grading plan through the development process. The plan must demonstrate to

Development Services that the lot drains effectively away from any proposed building and does not negatively impact neighbouring properties.

- Waste Services requests that sufficient space be provided to store the number of carts required to service the number of dwelling units on the premises. Consideration must be given to garage size, vehicle parking pads and premises where there is no surface space for storage of waste carts. This is reviewed through the development permit process.
- Zoning does not regulate who lives in residential dwellings and this is not a land use consideration for the application or City Council.
- The applicant was encouraged to reach out to surrounding property owners to discuss the vision for the site.

No formal feedback or position was received from the Jasper Park and West Jasper-Sherwood Community Leagues 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 a local and collector road, along the south boundary of the Sherwood neighbourhood. Vehicular access will be required through the rear lane west of the site. The property is five blocks west of 149 Street NW, an arterial road and transit corridor bordering the neighbourhood. The site is located within 200 metre or less walking distance to the Sherwood Park and Community League building on 93 Avenue NW, and a pocket park north of the alley adjacent to the site. A spruce tree at the southeast corner of the site is located within city property.

The surrounding area is generally developed with single detached housing, however there is one RF4 zoned property to the north developed with a semi-detached.

	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



Aerial view of application area



View of the site looking north from 92 Avenue NW



View of the site looking west from 154 Street NW

Planning Analysis

The City Plan

The proposed rezoning aligns with the direction provided in The City Plan as it supports infill development by contributing to the following targets for the big city move of being a rebuildable city:

- 50% of new units are added through infill city wide.
- 600,000 new residents are welcomed into the redeveloping area

Land Use Compatibility

Small-scale multi-unit housing is compatible with the existing surrounding small scale built forms, and allows for an increase in residential density and in housing diversity in the Sherwood neighbourhood.

The RF3 regulations which control the built form, in combination with the Mature Neighbourhood Overlay (MNO) regulations, are similar to the current RF1 zoning. Height, front and rear setbacks for both zones are the same. The interior setback (along the northern boundary of the site) for the RF3 Zone provides additional separation compared to the RF1 Zone (3.0 m vs. 1.2 m). The setback along 92 Avenue required for the RF3 zone will be 2 m compared to 1.2 m for the RF1 zone. The maximum site coverage is higher under the RF3 zone than the RF1. Refer to the RF1 and RF3 comparison table below.

RF1 & RF3 Comparison Summary

	RF1 + MNO Current	RF3 + MNO Proposed
Principal Building	Single detached housing Duplex housing Semi-detached housing	Single detached housing Duplex housing Semi-detached housing Multi-unit housing
Maximum Height	8.9 m	8.9 m
Front Setback (154 Street)	4.1 m Lesser of 20% of lot depth (9.0 m) or 1.5 m less than the abutting lot to the north, approximately 5.6 m	4.1 m Lesser of 20% of lot depth (9.0 m) or 1.5 m less than the abutting lot to the north, approximately 5.6 m
Minimum Interior Side Setback	1.2 m	3.0 m
Minimum Flanking Side Setback (92 Avenue)	1.2 m	2.0 m
Minimum Rear Setback (Lane)	7.5 m	7.5 m
Maximum Site Coverage	40% ¹	45% ²
Maximum Number of Principal Dwellings	Two (2) ³	Four (4) ⁴

	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 For Multi-unit Housing

³ 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.

⁴ Secondary suites and garden suites are allowed with each principal dwelling; however, the likelihood of these suites diminishes as the number of principal dwellings increases. The applicant's current intent for the redevelopment is for four (4) principal dwellings with secondary suites.

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	1.8 m	2.0 m	2.0 m
Minimum Rear Setback	1.2 m	1.2 m	1.2 m	1.2 m

The proposed RF3 zone will allow for additional housing choices in Sherwood by allowing the opportunity for multi-unit housing. Overall, the location of the property being a corner lot along with the regulation requirements of the zoning bylaw provide appropriate transitions to the property north of the site.

Technical Review

Transportation

The subject site is well connected with transportation infrastructure and transit services to support all modes of transportation. There is no significant increase in traffic volumes anticipated on the adjacent roads. 95 Avenue is a future district connector bike route, connecting multiple neighbourhoods and providing access to major city-wide destinations.

Transit

ETS currently operates bus service nearby on 95 Avenue NW and in the vicinity of the Jasper Place Edmonton Public Library branch. The site is roughly 700m walking distance to active bus stops on 95 Avenue NW. Additionally, the site is within 800m walking distance to two stops on the future Valley Line West LRT (Glenwood/Sherwood Stop and Meadowlark Stop).

Drainage

Sanitary and storm service connections are available to the site. The proposed zoning change will not significantly impact the sewer and drainage systems in the area. A storm service and/or Low Impact Development (LID) will be required with redevelopment.

EPCOR Water

Upgrades to municipal on-street fire protection (hydrant spacing) is not required for development under the RF3 Zone.

Urban Forestry

There is a spruce tree located on public property that must be protected through the duration of the project. If tree damage occurs, remediation or removal shall be enforced and shall be covered by the proponent as per the Corporate Tree Management Policy (C456C).

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

Appendices

- 1 Application Summary

Application Summary

Information

Application Type:	Rezoning
Charter Bylaw:	20541
Location:	North of 92 Avenue NW and west of 154 Street NW
Address:	15410 - 92 Avenue NW
Legal Description:	Lot 11, Block 11, Plan 2713HW
Site Area:	688 square metres
Neighbourhood:	Sherwood
Ward:	sipiwiyiniwak
Notified Community Organizations:	Jasper Place and West Jasper-Sherwood 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:	None
Historic Status:	N/A

Written By:	Cyndie Prpich
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination