

## 10441 - 161 Street NW

### Position of Administration: Support



## Summary

Charter Bylaw 20544 proposes a rezoning from the (RF1) Single Detached Residential Zone to the (RF3) Small Scale Infill Development Zone to allow a mix of small scale housing. Bylaw 20543 proposes an amendment to the Jasper Place Area Redevelopment Plan to facilitate the proposed rezoning.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. Three people provided feedback, with one in support and two in opposition. Most concerns were related to the height of infill and a loss of neighbourhood character.

Administration supports this application because it:

- Provides the opportunity for housing diversity in the Britannia Youngstown neighbourhood on a 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 and contributes to the big city move of a rebuildable city.

## Application Details

This application was submitted by Franken Homes Ltd.

## Rezoning

The proposed (RF3) Small Scale Infill Development Zone would allow development with the following key characteristics:

- Multi-unit housing (up to four units) with opportunities for secondary and garden suites.
- A maximum height of 8.9 metres.
- A maximum site coverage of 45 percent.

## Plan Amendment

An amendment to the Jasper Place Area Redevelopment Plan (ARP) is proposed to facilitate the proposed rezoning. The site is currently designated “BY1 - Small Scale Housing” and is within the “Garage Suite Priority Area in *Figure 6: Jasper Place Proposed Land Use* and *Figure 8: Britannia Youngstown Proposed Land Use*. The proposed plan amendment would redesignate the site to the “BY2 - Active Edge Housing” designation.

## Site and Surrounding Area

	Existing Zoning	Current Development
<b>Subject Site</b>	(RF1) Single Detached Residential Zone	Single detached house
<b>North</b>	(RF1) Single Detached Residential Zone	Single detached house
<b>East</b>	(AP) Public Parks Zone	Britannia Youngstown Park
<b>South</b>	(US) Urban Services Zone	Britannia Public School
<b>West</b>	(RF1) Single Detached Residential Zone	Single detached house



View of the site looking east from 161 Street NW



View of the site looking northeast from the southern lane

## Community Insights

This application 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 in the zoning bylaw (RF1 to RF3), and the proposed plan amendments are minimal. The basic approach included:

### Mailed Notice, May 24, 2023

- Notification radius: 60 metres
- Recipients: 18
- Responses: 3
  - In support: 1

- In opposition: 2

### **Site Signage, June 19, 2023**

- One rezoning information sign was placed on the property facing 161 Street NW

### **Webpage**

- [edmonton.ca/rezoningapplications](https://edmonton.ca/rezoningapplications)

### **Notified Community Organizations**

- Britannia Youngstown Community League

### **Common comments heard:**

- Infill is too large, and does not fit the character of the neighbourhood
- Existing home on the site is in good condition and does not need to be demolished
- Preference for unit ownership versus rental units
- Rezoning will bring interest to the neighbourhood

No formal feedback was received from the Britannia Youngstown Community League at the time this report was written.

## Application Analysis



Site analysis context

### 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 Britannia Youngstown 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

An amendment to the Jasper Place Area Redevelopment Plan (ARP) is required to facilitate the proposed rezoning. The site is currently designated “BY1 - Small Scale Housing” and is within the “Garage Suite Priority Area”. The BY1 designation does not allow for multi-unit housing. Amendments to Figure 6: Jasper Place Proposed Land Use and Figure 8: Britannia Youngstown Proposed Land Use are proposed to redesignate the site to the “BY2 - Active Edge Housing” designation which allows for multi-unit housing in the form of row housing, aligning the plan with the proposed rezoning.

The purpose of the “BY2 - Active Edge Housing” designation is to locate ground-oriented housing, such as small scale multi-unit housing, across from parks and open spaces to increase overlook in these areas. The proposed RF3 Zone achieves this purpose by allowing for small scale multi-unit housing on a site that overlooks Britannia Youngstown Park.

### 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 Britannia Youngstown neighbourhood.

The RF3 regulations, in combination with the Mature Neighbourhood Overlay (MNO) regulations, are similar to the current RF1 Zoning. Setback and height regulations are identical in both the RF1 and RF3 Zones. Key differences between the zones are the permitted number of units, and maximum site coverage. 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 abutting properties.

In addition to the setback requirements, the site is surrounded by public roadways on three sides providing an adequate transition to the rest of the blockface (as shown on the site analysis context map above). A comparison between the RF1 Zone and the RF3 Zone is available below:

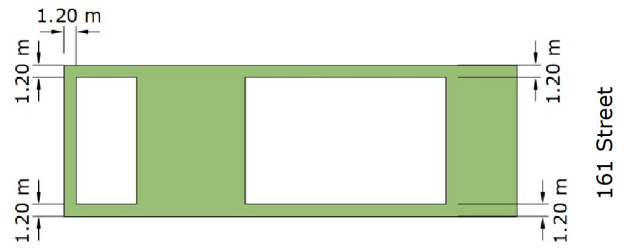
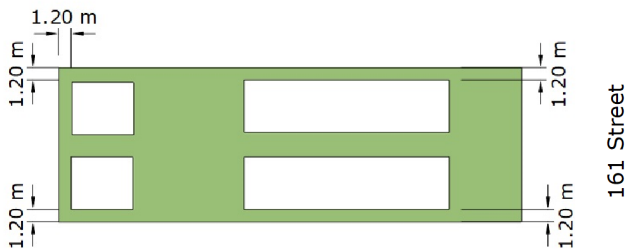
	<b>RF1 + MNO Current</b>	<b>RF3 + MNO Proposed</b>
<b>Typical Uses</b>	Single detached housing Semi-detached housing Duplex housing	Multi-unit housing
<b>Maximum Height</b>	8.9 m	8.9 m
<b>Front Setback Range</b> (161 Street NW)	6.3 m - 9.3 m	6.3 m - 9.3 m
<b>Minimum Interior Side Setback</b>	1.2 m on each side	1.2 m on each side
<b>Minimum Rear Setback (Lane)</b>	18.5 m	18.5 m

<b>Maximum Site Coverage</b>	40% <sup>1</sup>	45%
<b>Maximum Number of Principal Dwellings</b>	Two (2) <sup>2</sup>	Four (4) <sup>3</sup>

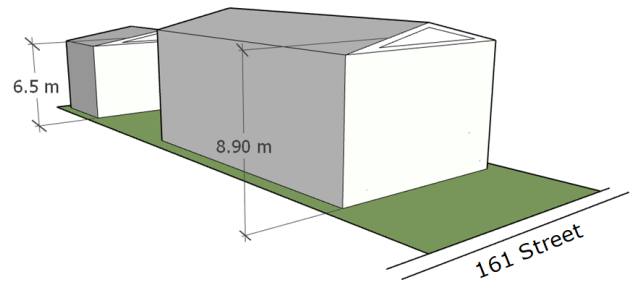
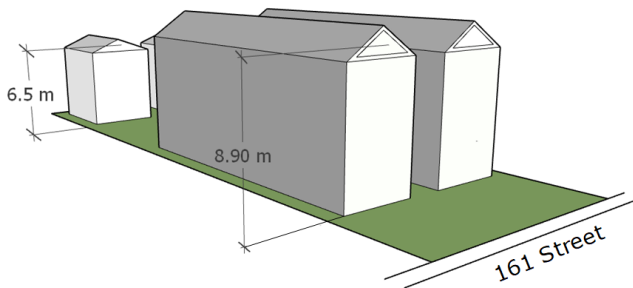
**RF1 - Potential Built Form**

**RF3 - Potential Built Form**

**Top View**



**3D View**



<sup>1</sup> A maximum site coverage of 40% would be applicable to each subdivided lot

<sup>2</sup> 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.

<sup>3</sup> 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.

## Mobility

The site is well connected with transportation infrastructure and transit services to support all modes of transportation. Minimal increase in traffic volumes is anticipated on the adjacent roads. 163 Avenue is a future district connector bike route, connecting multiple neighbourhoods and providing access to major city-wide destinations. With development, the owner may be required to upgrade the adjacent lanes; however, the extent of the improvements will be determined at the development permit stage.

ETS operates bus routes nearby on 156 Street NW and 163 Street NW. The site is roughly 300m walking distance to nearby bus stops on 163 Street NW as shown on the site analysis context map above.

## Utilities

Sanitary service connections are available to the rezoning site. No storm service currently exists to the site. Permanent storm servicing for the subject area is required but not available. Low Impact Development (LID) must be utilized to reduce stormwater run-off. Roof downspouts and LID must drain to the lot surface, and lot grading must direct stormwater away from buildings and towards a City right-of-way in a manner that does not have the potential to cause nuisance, hazard, or damage.

Edmonton Fire Rescue Services has performed a risk-based Infill Fire Protection Assessment and determined that upgrades to municipal fire protection infrastructure are not required. 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 by this application.

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