



ADMINISTRATION REPORT REZONING, PLAN AMENDMENT BRITANNIA YOUNGSTOWN

10302 160 Street NW

To allow for small scale infill development.



RECOMMENDATION AND JUSTIFICATION

Administration is in **SUPPORT** of this application because:

- the slight increase in allowable density provides an opportunity for a more efficient building with a sensitive and compatible built form;
- the proposed RF3 Zone would encourage the building to be oriented to allow a continuous street frontage along 103 Avenue NW; and
- the introduction of townhouse style dwellings increases housing diversity in Britannia Youngstown.

THE APPLICATION

1. BYLAW 19326 to amend the Jasper Place Area Redevelopment Plan (ARP) to redesignate the property from Small Scale Housing (BY1) to Active Edge Housing (BY2).
2. CHARTER BYLAW 19327 to amend the Zoning Bylaw from the (RF4) Semi-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, Duplex, Semi-detached, and Multi-unit Housing. The rezoning would increase the potential number of principal dwellings on the site from two to four depending on the future building design.

SITE AND SURROUNDING AREA

This site is a corner lot in the interior of the Britannia Youngstown neighbourhood at the intersection of two local roads. It is a block south of Britannia School, two blocks east of Youngstown School and Westlawn Cemetery, and a couple houses northwest of a midblock pocket park (Zoned AP). The Valley Line West LRT Jasper Place Stop will be located approximately 800 metres to the southeast on 156 Street NW and the Jasper Place Transit Centre is approximately 600 metres to the southeast.



AERIAL VIEW OF APPLICATION AREA

| | EXISTING ZONING | CURRENT USE |
|---------------------|--------------------------------------|--|
| SUBJECT SITE | (RF4) Semi-detached Residential Zone | Vacant (recently demolished Single Detached House) |
| CONTEXT | | |
| North | (RF4) Semi-detached Residential Zone | Single Detached House |
| East | (RF4) Semi-detached Residential Zone | Semi-detached House |
| South | (RF4) Semi-detached Residential Zone | Single Detached House |
| West | (RF4) Semi-detached Residential Zone | Semi-detached House |



VIEW OF SITE FACING NORTHWEST



VIEW OF SITE FACING NORTHEAST



CLOSE UP VIEW OF SITE FACING NORTHEAST

PLANNING ANALYSIS

LAND USE COMPATIBILITY

Britannia Youngstown is generally an (RF4) Semi-detached Residential Zoned neighbourhood, and as such there are many semi-detached houses throughout. The lots located between the lanes serving 160 and 162 Streets NW on the north and between 160 and 161 Streets on the south are uniquely oriented to front onto 103 Avenue NW. Furthermore, several of the houses built along the avenue in both directions are developed to face the flanking side along 103 Avenue NW. This provides a good opportunity for the subject site to be developed facing the flanking lot line along 103 Avenue NW.

The proposed rezoning to (RF3) Small Scale Infill Development Zone introduces multi-unit housing as an allowable use. While this would allow for more density on the site, it would not result in a larger built form. In fact, multi-unit housing development on this site within the RF3 Zone is more sensitive to the surrounding properties than if the site was developed within the current RF4 Zone. For example, even though both zones allow a height up to 8.9 metres, a multi-unit housing development in the RF3 Zone would require a 3.0 metre setback from the property to the north, whereas development in the RF4 Zone would only require a 1.2 metre setback.

The current RF4 Zone would allow for either a semi-detached house with secondary suites or a subdivision to allow two single detached houses with either garden suites or secondary suites (4 dwellings total in either case). The proposed RF3 Zone would allow for a maximum of four principal dwellings with secondary suites (8 dwellings total), although this is unlikely due to required setbacks, parking and amenity area restrictions.

| | Current RF4 Semi-detached Housing | Proposed RF3 Multi-Unit Housing |
|---|--|--|
| Height | 8.9 m | 8.9 m |
| Front Setback | ~7.5 m | ~7.5 m |
| Interior Side Setback | 1.2 m | 3.0 m |
| Flanking Side Setback | 3.0 m | 2.0 m |
| Rear Setback | 17.4 m | 17.4 m |
| Maximum # of Principal Dwellings | 2 | 4 |

PLAN IN EFFECT

The site is located in the Britannia Youngstown portion of the Jasper Place Area Redevelopment Plan, which designates this site for (BY1) Small Scale Housing. This designation allows for the development of single detached, semi-detached and duplex housing. The application proposes to redesignate the site for (BY2) Active Edge Housing, which is intended to support a safe

neighbourhood through the use of ground-oriented housing around parks and open spaces and along key community corridors.

The proposed land uses for 103 Avenue NW include a mix of different built forms including apartments, active edge housing, small scale housing and appropriate locations for garden suites. Additionally, Figure 7 shows the existing land use in the area, and identifies the neighbouring property to the west as row housing/fourplex; however, this is revised to small scale housing on the proposed land use map. The orientation of the units to face this corridor provide a good opportunity for this avenue to be used as a pedestrian oriented, key community corridor.

Allowing row housing style units with multiple front entrances facing the Avenue would be an effective way to continue this pedestrian corridor. As such, it is an ideal place to consider “a variety of ground-oriented housing opportunities” as supported by the Active Edge Housing type (BY2). Additionally, the Mature Neighbourhood Overlay requires vehicular access be limited to the lane, further ensuring the connection interacts better with pedestrians in the area.

RESIDENTIAL INFILL GUIDELINES

The Residential Infill Guidelines (RIGs) indicate that row housing (up to 5 units) may be located at the edge of the neighbourhood, across from a school or park site or on corner sites where the neighbourhood is zoned RF3. The site is near three park sites, though not directly across from any of them.

The RIGs also indicate that when row housing is facing the flanking side, the minimum site width should be a minimum of 20 metres to allow adequate amenity area for each dwelling. This has more recently been amended in the RF3 Zone in order to increase the interior side setback, in order to allow adequate amenity area.

TRANSIT ORIENTED GUIDELINES

The subject site is located approximately 800 metres from the future Valley Line West LRT Jasper Place Stop, and approximately 600 metres from the Jasper Place Transit Centre. The Transit Oriented Guidelines indicate that densities on sites within 800 metres of Neighbourhood Stops may be increased to accommodate the unique context of the neighbourhood provided the development is sympathetic to surrounding existing uses. They describe that the maximum density would be 42 dwelling units per hectare, which is described as row housing. The RF3 Zone together with the Mature Neighbourhood Overlay would ensure that any development on the site would be sensitive to the surrounding context.

TECHNICAL REVIEW

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

Infrastructure upgrades may be required at the Development Permit stage with the owner/developer responsible for the costs.

With redevelopment, the vehicular access to the site will need to be moved from 103 Avenue NW to the rear lane to conform to the Mature Neighbourhood Overlay.

PUBLIC ENGAGEMENT

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|---|--|
| ADVANCE NOTICE March 30, 2020 | <ul style="list-style-type: none">● Number of recipients:30● No responses received |
| PUBLIC MEETING | <ul style="list-style-type: none">● Not held |
| WEBPAGE | <ul style="list-style-type: none">● edmonton.ca/britanniayoungstown |

CONCLUSION

Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

| | |
|----------------------------------|---|
| Application Type: | Plan Amendment, Rezoning |
| Bylaw/Charter Bylaw: | 19326/19327 |
| Location: | Northwest corner of 103 Avenue NW and 160 Street NW |
| Address: | 10302 160 Street NW |
| Legal Description: | Lot 1, Block 19, Plan 3067HW |
| Site Area: | 664 m ² |
| Neighbourhood: | Britannia Youngstown |
| Notified Community Organization: | Britannia Youngstown Community League |
| Applicant: | Chris Davis, Davis Consulting Group |

PLANNING FRAMEWORK

| | |
|----------------------------|---|
| Current Zone and Overlay: | (RF4) Semi-detached Residential Zone Mature Neighbourhood Overlay |
| Proposed Zone and Overlay: | (RF3) Small Scale Infill Development Zone Mature Neighbourhood Overlay |
| Plan in Effect: | Jasper Place Area Redevelopment Plan |
| Historic Status: | None |

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