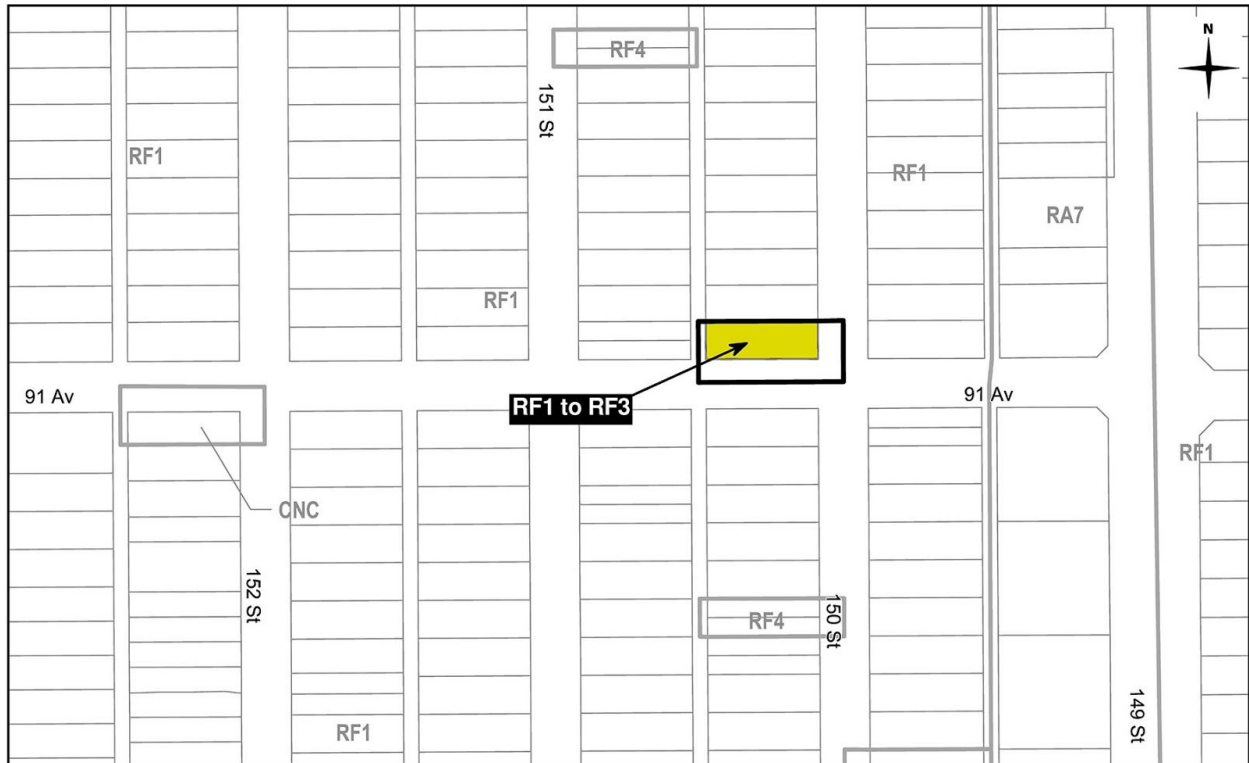




ADMINISTRATION REPORT REZONING JASPER PARK

9102 - 150 STREET NW

To allow for the development of small scale infill housing.



RECOMMENDATION AND JUSTIFICATION

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

- provide the opportunity to for increased density and housing diversity in the Jasper Park community;
- it is in close proximity to transit services; and
- provides a contextually sensitive setbacks and transitions adjacent properties.

THE APPLICATION

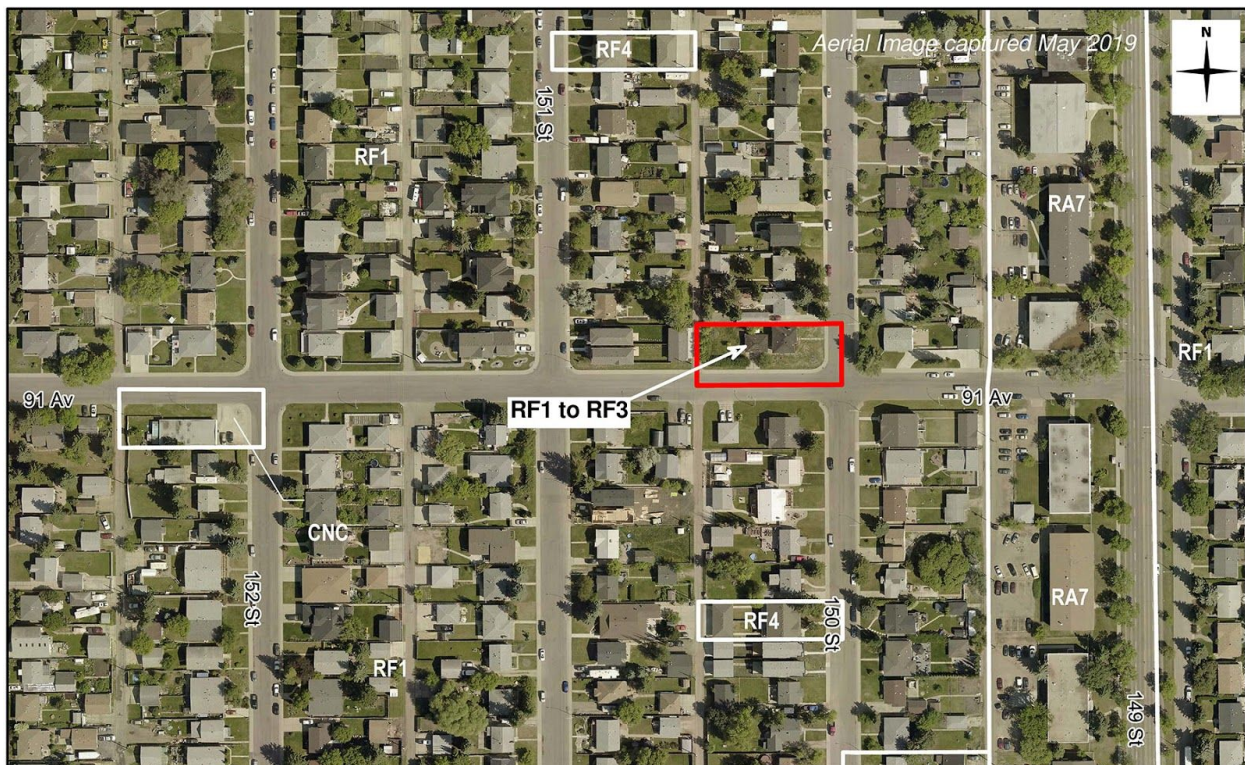
1. CHARTER BYLAW 19498 to rezone the subject site from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone.

It is the applicant's intent to develop this property to allow for a multi-unit development in the form of row housing.

SITE AND SURROUNDING AREA

The subject site is approximately 687 square meters in area, located within the interior northeast portion of Jasper Park. The site is one block west of 149 Street, an arterial road and Transit Corridor bordering the neighborhood. Additional transit opportunities are available along 87 Avenue approximately 600 meters to the south. The site is located approximately 300 metres northeast of the James Gibbons Public School and 478 meters east of École Notre-Dame.

The surrounding area is generally developed with older, single detached housing, except for the properties to the west which contain two new "narrow lot" homes. Apartment housing developments are found one block east of the site zoned RA7 (Low Rise Apartments Zone) while semi-detached housing Developments are located farther northwest and south on properties zoned RF4 (Semi-Detached Housing Zone).



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF1) Single Detached Residential Zone	Vacant lot
CONTEXT		
North	(RF1) Single Detached Residential Zone	Single Detached House
East	(RF1) Single Detached Residential Zone	Single Detached Houses
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 150 STREET NW



VIEW OF THE SITE LOOKING NORTH
FROM 91 AVENUE NW

PLANNING ANALYSIS

LAND USE COMPATIBILITY

There is no plan in effect for the Jasper Park neighbourhood. The proposed rezoning aligns with the draft City Plan targets of optimizing existing established neighbourhoods by adding 50% of new units added throughout infill areas such as Jasper Park. In hopes to increase and diversify Edmonton’s housing supply, this application meets City Plan policies which include enabling ongoing residential infill to occur at a variety of scales and densities within all parts of the residential areas.

The Site being within the Edmonton Zoning Bylaw’s Mature Neighborhood Overlay (MNO) further ensures that low density infill developments, such as Row Housing, are sensitive to to a site’s surrounding context. The RF3 regulations which control the built form, in combination with with the MNO regulations, are largely the same with those of the provisions under its current RF1 zoning designation. 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 provides additional separation than those of the RF1 zoning. Along the northern 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 Appendix 1 - RF1 and RF3 Comparison)

The proposed zone will allow for increased opportunities for additional housing choices for Jasper Park by dividing a proposed building into additional smaller units. Although the maximum site coverage under the RF3 zone allows for higher site coverage than the RF1, the maximum built form shall comply with the height and setback requirements of the zone and MNO. 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 block face north of the site. This transition is considered appropriated based on this corner lot configuration.

Density

Under the existing (RF1) Zoning could allow up to a maximum of 6 units by subdividing the site into 2 lots and building a Single Detached House, along with both a Secondary Suite and a Garden Suite, on each parcel. Multi-unit Housing proposed within the (RF3) Zone could accommodate up to 5 principal dwellings. Each of these principal dwellings could also theoretically contain a Secondary Suite, to create a total of 10 dwellings. However, due to practical limitations from parking, site coverage and amenity area requirements, it is more reasonable to assume that the (RF3) Zone could accommodate 8 dwellings for this lot.

In the (RF3) Zone, this minor increase in density from 6 to 8 dwellings could come in a more efficient building that would increase the diversity of housing choices in the Jasper Park neighbourhood. While approximately 96% of dwellings in Jasper Park are either single detached houses or apartment buildings, less than 3% are row or semi-detached Housing.

RESIDENTIAL INFILL GUIDELINES

The Residential Infill Guidelines supports "small scale infill" in certain locations. While row housing developments are considered small scale infill, the guidelines suggest that row housing development be located on lots fronting (or flanking) an arterial or service road, or on lots fronting a school or parks site. Although, the site does not meet the locational criteria, the following attributes were taken into consideration leading to the recommendation that the site is suitable for the desired row housing built form:

- The site is a corner lot;
- in close proximity to 149 Street and arterial road and transit corridor;
- within walking distance to two schools and parks; and
- within a mature neighbourhood where intensification of lots are generally from a city wide policy perspective.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

<p>ADVANCE NOTICE Date</p>	<ul style="list-style-type: none"> ● Number of recipients: 31 ● Number of responses with concerns: 4 ● Common comments included: <ul style="list-style-type: none"> ○ not in keeping with the single detached residential nature of Jasper Park ○ inappropriate location for a potential row housing development ○ privacy/shadowing impacts ○ negative impacts on existing infrastructure ○ DC2 provisions are preferred by limiting the number of units to 3 units, increased internal side setback to 3.75m, and to reduce site coverage maximums for added compromise for this site and its surrounding context. ○ potential impacts if on-site parking is not provided.
<p>PUBLIC MEETING</p>	<p>Not held</p>
<p>WEBPAGE</p>	<p>edmonton.ca/residential_neighbourhoods/neighbourhoods/jasper-park-planning-applications.aspx</p>

CONCLUSION

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

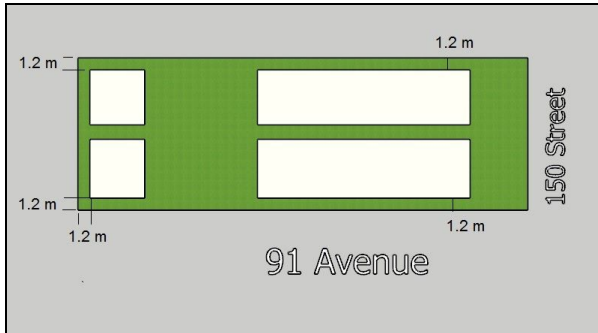
APPENDICES

- 1 RF1 & RF3 Comparison Summary
- 2 Application Summary

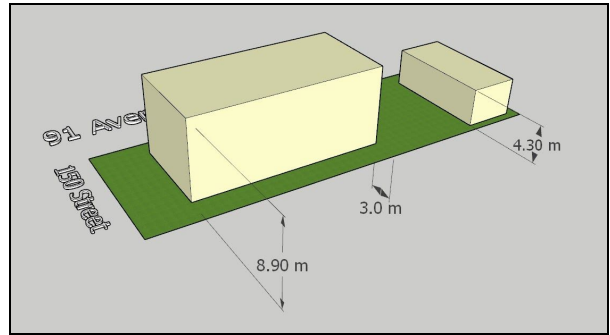
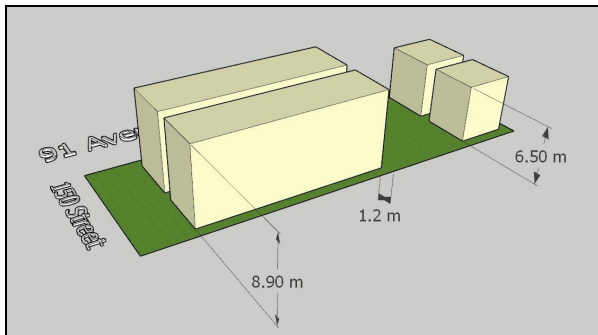
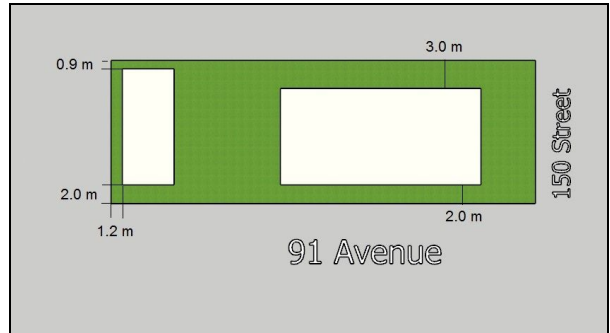
RF1 & RF3 COMPARISON SUMMARY

	Current RF1	Proposed RF3
Principal Building	Single Detached Housing	Multi-Unit Housing
Height	8.9 m	8.9 m
Front Setback	Determined based on adjacent front setback	Determined based on adjacent front setback
Interior Side Setback	1.2 m	3.0 m
Flanking Side Setback	1.2 m	2.0 m
Rear Setback (40% of Site Depth)	18.1 m	18.1 m
Maximum No. Dwelling Units	Two (2) Principal Dwellings ¹ Two (2) Secondary Suites Two (2) Garden Suites	Four (4) Principal Dwellings ² Four (4) Secondary Suites
Accessory Building	Garden Suite	Detached Garage ³
Height	6.5 m	4.3 m
Interior Side Setback	1.2 m	0.9 m
Flanking Side Setback	1.2 m	2.0 m
Rear Setback	1.2 m	1.2 m
Notes:		
¹ Lot Subdivision Required to accommodate two principal structures/dwellings.		
² Due to practical limitations from parking, site coverage and amenity area requirements, it is more reasonable to assume that the (RF3) Zone for this Site could accommodate a maximum of 8 dwellings.		
³ As defined, Garden suites are accessory only to a Single Detached House, therefore not permitted with Multi-Unit Housing.		

POTENTIAL RF1 BUILT FORM



POTENTIAL RF3 BUILT FORM



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19498
Location:	North of 91 Avenue NW and west of 150 Street NW
Address:	9102 - 150 Street NW
Legal Description:	Lot 12, Block 5, Plan 6150HW
Site Area:	687.3 m ²
Neighbourhood:	Jasper Park
Notified Community Organization:	Jasper Park Community League
Applicant:	Kseniya Khelemska & Yaroslav Petriv

PLANNING FRAMEWORK

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

Written By:	Marty Vasquez
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination