



# ADMINISTRATION REPORT **REZONING, PLAN AMENDMENT** BRITANNIA YOUNGSTOWN

## 10302 - 162 STREET NW

To allow for small scale infill development.



**Recommendation:** That Bylaw 19542 to amend the Jasper Place Area Redevelopment Plan and Charter Bylaw 19543 to amend the Zoning Bylaw from (RF4) Semi-detached Residential Zone to (RF3) Small Scale Infill Development Zone be APPROVED.

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

- provides the opportunity for increased density and housing choice in the Glenwood community;
- is located in close proximity to transit service;
- provides sensitive transitions and setbacks to adjacent properties; and
- is located on a corner lot, where row housing developments are generally supported under the (RF3) Small Scale Infill Development Zone.

## Report Summary

This land use amendment application was submitted by Dualita Architecture on October 9, 2020. This application proposes to change the designation of one parcel from (RF4) Semi-detached Residential Zone to (RF3) Small Scale Infill Development Zone to allow for:

- up to four units of multi-unit housing; and
- a maximum building height of 8.9 metres (the same as under the current zoning).

This proposal is in alignment with the applicable policies of CityPlan by aligning with the goals and policies to accommodate all future growth for an additional 1.25 million population within Edmonton's existing boundaries. To do this, 50% of all new residential units are intended to be created at infill locations.

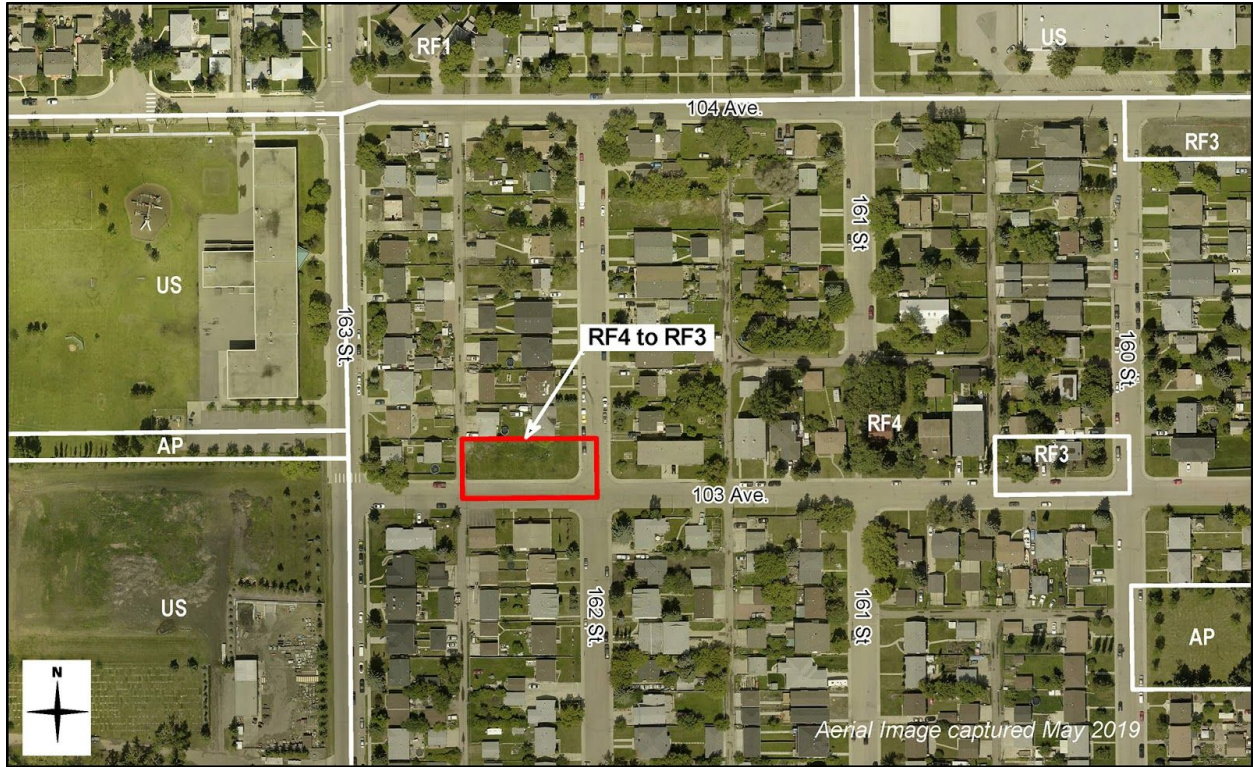
The proposed rezoning requires an amendment to the Jasper Place Area Redevelopment Plan from Small Scale Housing (BY1) to Active Edge Housing (BY2) to allow for the development of row housing on the site.

## The Application

1. BYLAW 19542 to amend the Jasper Place Area Redevelopment Plan to redesignate the property from Small Scale Housing (BY1) to Active Edge Housing (BY2).
2. CHARTER BYLAW 19543 to amend the Zoning Bylaw from (RF4) Semi-detached Residential Zone to (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

The site area is approximately 695 square metres and consists of one corner lot. It is located in the interior of the Britannia Youngstown neighbourhood, on the corner of 162 Street NW and 103 Avenue NW. The site is approximately 60 metres walking distance to Youngstown School and is approximately 40 metres from 163 Street NW, which is a collector road. It is also approximately 225 metres walking distance from the nearest bus stop on 104 Avenue NW.



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(RF4) Semi-detached Residential Zone	Vacant lot
<b>CONTEXT</b>		
North	(RF4) Semi-detached Residential Zone	Single Detached House
East	(RF4) Semi-detached Residential Zone	Semi-detached Housing
South	(RF4) Semi-detached Residential Zone	Semi-detached Housing
West	(RF4) Semi-detached Residential Zone	Single Detached House



VIEW OF THE SITE LOOKING SOUTHWEST



VIEW OF THE SITE LOOKING NORTHWEST

## 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 buildings located on the lots to the east, west, and south are oriented to front onto 103 Avenue NW. Furthermore, several of the houses built along the avenue to the east 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 site is within the Mature Neighborhood Overlay (MNO) which is designed to ensure that infill development, such as Row Housing, is sensitive to its surrounding context. The regulations that control built form in the RF3 Zone, with the regulations of the MNO, are largely the same as those of the RF4 Zone. Front and rear setback requirements in both zones are the same, the maximum height in both zones is 8.9 metres. However, the RF3 Zone requires a more sensitive interior setback of 3.0 metres while the RF4 zone requires only 1.2 metres.

The RF3 Zone allows a higher site coverage than the RF4 Zone, but on this particular site the size of the building will be constrained by setback requirements, resulting in similar allowable built form to an RF4 development. The proposed zone will allow the division of the building into additional, smaller units. The land use activities that will be allowed on the site are residential in nature, and the same as those allowed in the RF4 Zone. The transition provided by the proposed zone to the single detached house to the north of the subject property is considered appropriate.

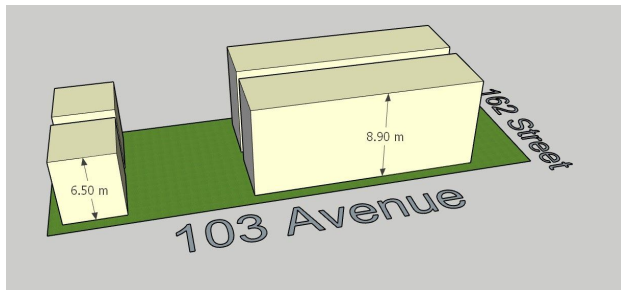
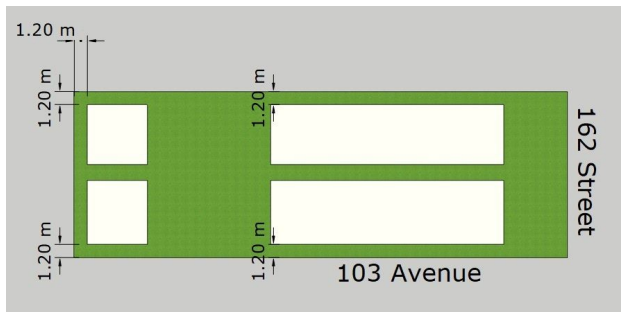
The proposed RF3 Zone would allow the opportunity for increased housing choice in the Britannia Youngstown neighbourhood. According to the 2016 Municipal Census, there were 153 row housing units in Britannia Youngstown, as compared to 897 single detached houses and 1164 apartment units.

## RF4 & RF3 COMPARISON SUMMARY

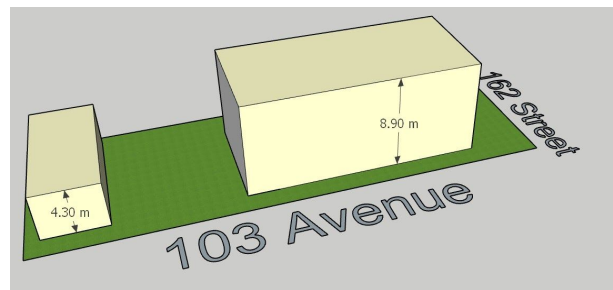
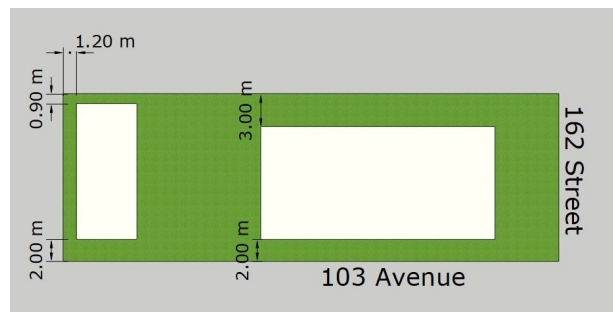
	<b>RF4</b> <i>Current</i>	<b>RF4</b> <i>Current</i>	<b>RF3</b> <i>Proposed</i>
<b>Principal Building</b>	Single Detached Housing	Semi-Detached (permitted use)	Multi-Unit Housing
<b>Height</b>	8.9 m	8.9 m	8.9 m
<b>Front Setback</b>	Determined based on adjacent front setback	Determined based on adjacent front setback	Determined based on adjacent front setback
<b>Interior Side Setback</b>	1.2 m	1.2 m	3.0 m
<b>Flanking Side Setback</b>	1.2 m	1.5 m	2.0 m
<b>Rear Setback</b> (40% of Site Depth)	18.1 m	18.1 m	18.1 m
<b>Maximum No. Dwelling Units</b>	Two (2) Principal Dwellings	Two (2) Principal Dwellings	Four (4) Principal Dwellings

	Two (2) Secondary Suites Two (2) Garden Suites	Two (2) Secondary Suites	Four (4) Secondary Suites
<b>Accessory Building</b>	Garden Suite <sup>1</sup>	Detached Garage	Detached Garage
<b>Height</b>	6.5 m	4.3 m	4.3 m
<b>Interior Side Setback</b>	1.2 m	0.9 m	0.9 m
<b>Flanking Side Setback</b>	1.2 m	1.5 m	2.0 m
<b>Rear Setback</b>	1.2 m	1.2 m	1.2 m
<b>Notes:</b>			
<sup>1</sup> As defined, Garden suites are accessory only to a Single Detached House, therefore not permitted with Multi-Unit Housing or Semi-detached Housing.			

**POTENTIAL RF1 BUILT FORM**



**POTENTIAL RF3 BUILT FORM**



**PLANS 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. 103 Avenue NW is considered a key community corridor and pedestrian route to Youngstown School.

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. 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 a park site, though not directly across from any of it.

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.

**Technical Review**

**Transportation**

On June 23, 2020, City Council approved Open Option Parking, which provides developers’ flexibility to choose the amount of parking that they feel is appropriate for their projects. The parking supply for this project will accordingly be determined at the development permit stage.

**Drainage**

Development allowed under the proposed zone would not have a significant impact on the existing drainage infrastructure in the area.

**Community Engagement**

<p><b>ADVANCE NOTICE</b> October 21, 2020</p>	<ul style="list-style-type: none"> <li>● Number of recipients: 84</li> <li>● One response received</li> <li>● Comments included:                         <ul style="list-style-type: none"> <li>○ concerns about construction practices</li> <li>○ parking concerns</li> </ul> </li> </ul>
<p><b>WEBPAGE</b></p>	<ul style="list-style-type: none"> <li>● <a href="http://edmonton.ca/britanniayoungstown">edmonton.ca/britanniayoungstown</a></li> </ul>

## Conclusion

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

## APPENDICES

1. Application Summary

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Plan Amendment and Rezoning
Bylaw/Charter Bylaw:	Bylaw 19542/Charter Bylaw 19543
Location:	North of 103 Avenue NW and west of 162 Street NW
Address:	10302 - 162 Street NW
Legal Description:	Lot 1, Block 21, Plan 1924AM
Site Area:	695 square metres
Neighbourhood:	Britannia Youngstown
Notified Community Organization:	Britannia Youngstown Community League
Applicant:	Dualita Architecture

### 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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Branch: Development Services  
Section: Planning Coordination