



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

10301 - 158 STREET NW

To allow for small scale infill development.



Recommendation: That Bylaw 19544 to amend the Jasper Place Area Redevelopment Plan and Charter Bylaw 19545 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:

- provides the opportunity for increased density and housing choice in the Britannia Youngstown 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 Tech View Homes LTD on September 16, 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.

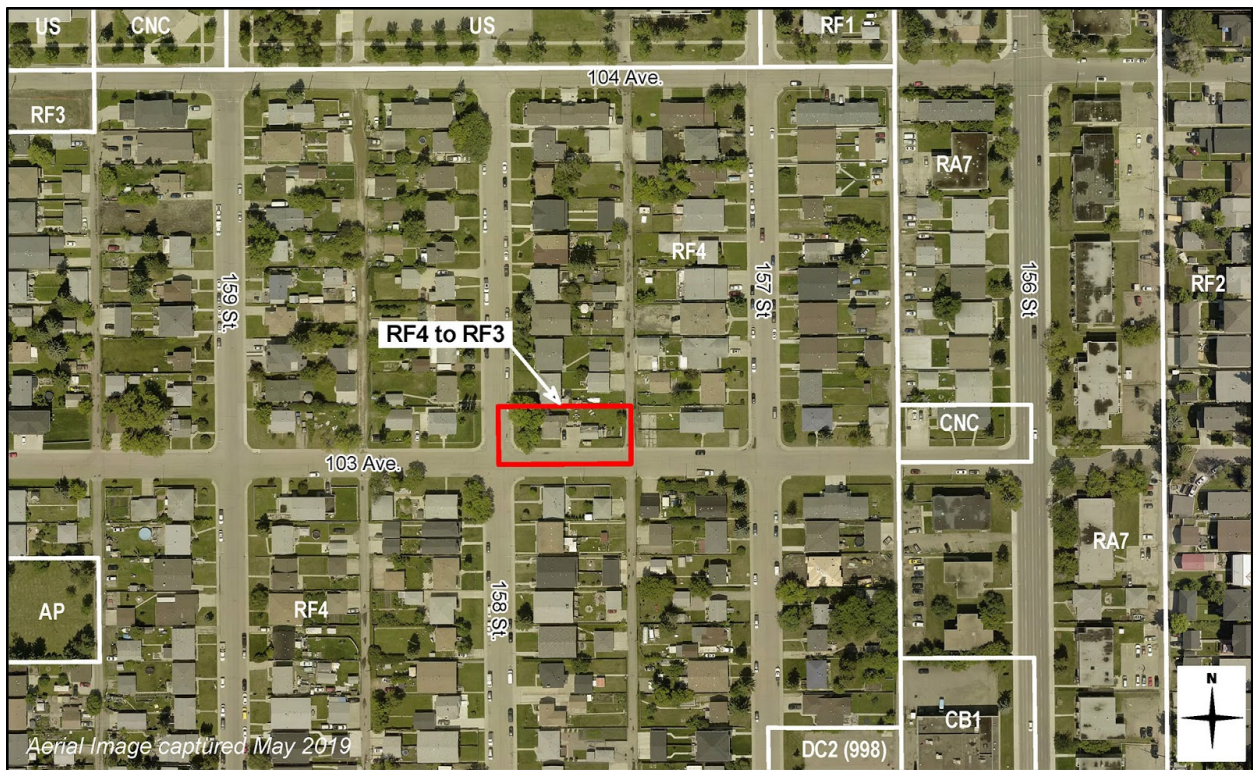
The proposed rezoning requires an amendment to the Jasper Place Area Redevelopment Plan from Small Scale Housing (BY1) to Active Edge Housing (BY2) to allow for the development of row housing on the site.

The Application

1. BYLAW 19544 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 19545 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 694 square metres and consists of one corner lot. It is located in the interior of the Britannia Youngstown neighbourhood, on the corner of 158 Street NW and 103 Avenue NW. The site is approximately 340 metres walking distance to Britannia School and Britannia Youngstown Park, and is approximately 175 metres from 156 Street NW, which is an arterial road. It is also approximately 120 metres walking distance from the nearest bus stop on 159 Street NW, within 500 metres of the Jasper Place Transit Centre, and within 600 metres of the future Valley Line West LRT Jasper Place Stop.



AERIAL VIEW OF APPLICATION AREA

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



VIEW OF THE SITE LOOKING NORTHEAST



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 and west are oriented to front onto 103 Avenue NW. Furthermore, several of the houses built along the avenue 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

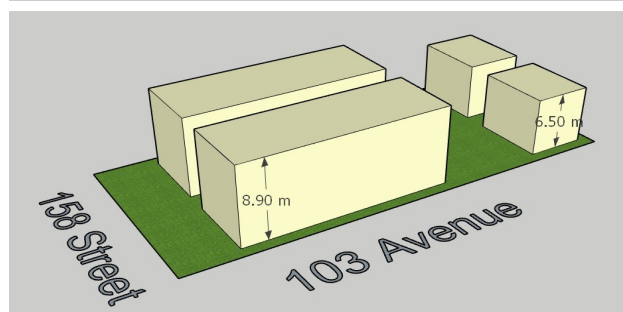
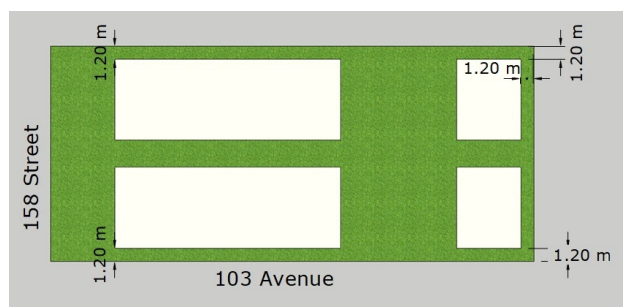
	RF4 <i>Current</i>	RF4 <i>Current</i>	RF3 <i>Proposed</i>
<u>Principal Building</u>	Single Detached Housing	Semi-Detached (permitted use)	Multi-Unit Housing
Height	8.9 m	8.9 m	8.9 m
Front Setback	Determined based on adjacent front setback	Determined based on adjacent front setback	Determined based on adjacent front setback
Interior Side Setback	1.2 m	1.2 m	3.0 m
Flanking Side Setback	1.2 m	1.5 m	2.0 m

Rear Setback (40% of Site Depth)	18.3 m	18.3 m	18.3 m
Maximum No. Dwelling Units	Two (2) Principal Dwellings Two (2) Secondary Suites Two (2) Garden Suites	Two (2) Principal Dwellings Two (2) Secondary Suites	Four (4) Principal Dwellings Four (4) Secondary Suites
Accessory Building	Garden Suite ¹	Detached Garage	Detached Garage
Height	6.5 m	4.3 m	4.3 m
Interior Side Setback	1.2 m	0.9 m	0.9 m
Flanking Side Setback	1.2 m	1.5 m	2.0 m
Rear Setback	1.2 m	1.2 m	1.2 m

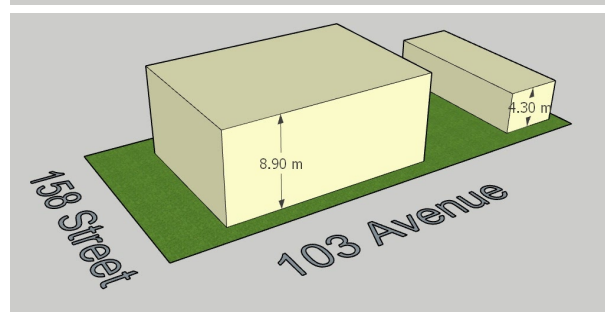
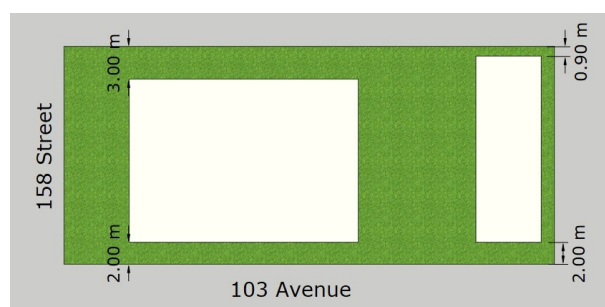
Notes:

¹ 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.

TRANSIT ORIENTED GUIDELINES

The subject site is located approximately 600 metres from the future Valley Line West LRT Jasper Place Stop, and approximately 500 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

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.

EPCOR Water

The existing 20mm water service is not of sufficient capacity to provide adequate flow and pressure for four units. A minimum 40 mm water service must be constructed for the proposed redevelopment.

Community Engagement

ADVANCE NOTICE October 20, 2020	<ul style="list-style-type: none">• Number of recipients: 95• One response received• Comments included:<ul style="list-style-type: none">• concerns about parking
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 and Rezoning
Bylaw/Charter Bylaw:	Bylaw 19544/Charter Bylaw 19545
Location:	North of 103 Avenue NW and east of 158 Street NW
Address:	10301 - 158 STREET NW
Legal Description:	Lot 20, Block 16, Plan 1832HW
Site Area:	694 square metres
Neighbourhood:	Britannia Youngstown
Notified Community Organization:	Britannia Youngstown Community League
Applicant:	Tech View Homes LTD

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

Written By:	Jeff Booth
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination