



# ADMINISTRATION REPORT REZONING SHERWOOD

## 14930 - 92 AVENUE NW

To allow for small scale infill development.



**Recommendation:** That Charter Bylaw 19548 to amend the Zoning Bylaw from (RF1) Single Detached housing 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 Sherwood community;
- 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 rezoning application was submitted by Omega Finishing Solutions on September 20, 2020 on behalf of landowner Rishi Ghai-Suman Homes. This application proposes to change the designation of one parcel from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone to allow for:

- up to five 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 Application

1. CHARTER BYLAW 19548 to amend the Zoning Bylaw from (RF1) Single 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 five depending on the future building design.

## Site and Surrounding Area

The site area is approximately 865 square metres and consists of one corner lot. It is located near the edge of the Sherwood neighbourhood, on the corner of 150 Street NW and 92 Avenue NW. The site is approximately 660 metres walking distance to Sherwood Community Park, 700 metres walking distance to Ecole Notre-Dame School, and is approximately 60 metres from 149 Street NW, a secondary corridor and arterial road. There is transit service within 700 metres of the site at 149 Street and 95 Avenue, and the future West Valley Line LRT will be along 156 Street providing LRT service to the subject property approximately 1.2 kilometres away.



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(RF1) Single Detached Residential Zone	Single Detached House
<b>CONTEXT</b>		
North	(RF1) Single Detached Residential Zone	Single Detached House
East	(CNC) Neighbourhood Convenience Commercial Zone	Pharmacy and Office
South	(RF1) Single Detached Residential Zone	Single Detached House
West	(RF1) Single Detached Residential Zone	Single Detached House



VIEW OF THE SITE LOOKING NORTHEAST



VIEW OF THE SITE LOOKING NORTHWEST

## Planning Analysis

### LAND USE COMPATIBILITY

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 RF1 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 RF1 zone requires only 1.2 metres, in the case of a lot split, or 2.0 metres if the property is redeveloped without subdividing.

The RF3 Zone allows a higher site coverage than the RF1 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 RF1 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 RF1 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 also provide a transition to the interior of the neighbourhood from the commercial and higher intensity (RA7) Low Rise Apartment Zoned properties to the east along 149 Street NW.

The proposed RF3 Zone would allow the opportunity for increased housing choice in the Sherwood neighbourhood. According to the 2016 Municipal Census, there were 16 row housing units in Sherwood, as compared to 372 single detached houses and 242 apartment units.

### RF4 & RF3 COMPARISON SUMMARY

	<b>RF1</b> <i>Current</i>	<b>RF3</b> <i>Proposed</i>
<b>Principal Building</b>	Single Detached Housing	Multi-Unit Housing
<b>Height</b>	8.9 m	8.9 m
<b>Front Setback</b>	Determined based on adjacent front setback	Determined based on adjacent front setback
<b>Interior Side Setback</b>	1.2 m with lot split 2.0 m with no lot split	3.0 m
<b>Flanking Side Setback</b>	1.2 m with lot split 3.84 m with no lot split	2.0 m
<b>Rear Setback</b> (40% of Site Depth)	18.0 m	18.0 m
<b>Maximum No.</b>	Two (2) Principal Dwellings	Four (4) Principal Dwellings

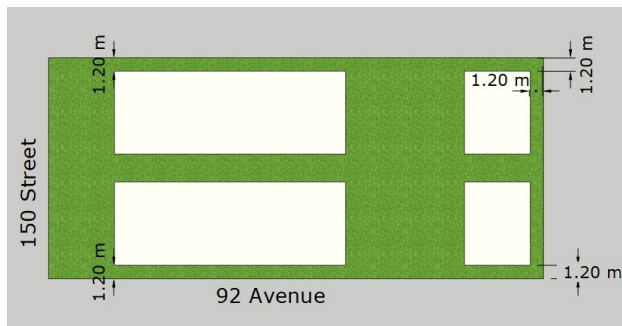


<b>Dwelling Units</b>	Two (2) Secondary Suites Two (2) Garden Suites	Four (4) Secondary Suites
<b>Accessory Building</b>	Garden Suite <sup>1</sup>	Detached Garage
<b>Height</b>	6.5 m	4.3 m
<b>Interior Side Setback</b>	1.2 m	0.9 m
<b>Flanking Side Setback</b>	1.2 m	2.0 m
<b>Rear Setback</b>	1.2 m	1.2 m

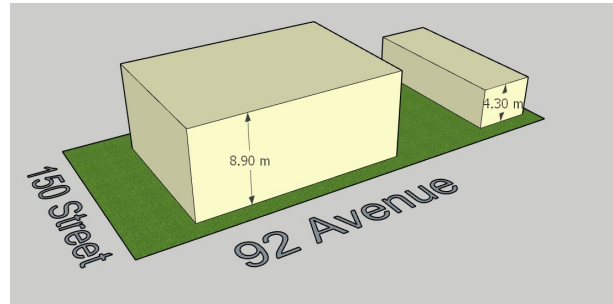
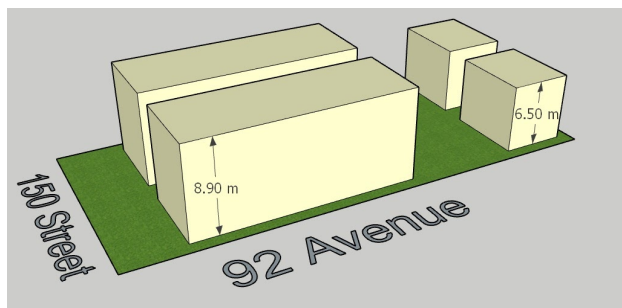
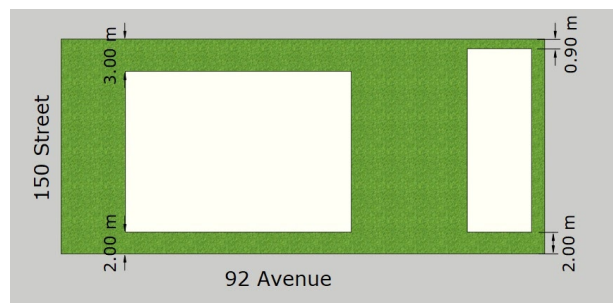
Notes:

<sup>1</sup> 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**



**RESIDENTIAL INFILL GUIDELINES (RIGs)**

These guidelines contain policies meant to ensure that infill developments are contextually respectful and sensitive within the City’s mature neighbourhoods. The RIGs provide guidance as to where particular built form typologies may be most appropriate. According to the RIGs, Row Housing is directed to be on the edges of the neighbourhood, where the blockface fronts onto an arterial or service road, and sites flanking commercial sites and apartments. The subject site is approximately 60 metres from an arterial road, and the properties across the lane to the east are commercial and apartment sites, representing a slight deviation from the RIGs. Although

the application does not comply with the location criteria in RIGs, the regulations of the RF3 Zone will ensure development complies with the built form and design guidelines. Administration is supportive of this sensitive form of Row Housing under the RF3 Zone at corner locations such as the subject site.

## 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 five units. A minimum 40 mm water service must be constructed for the proposed redevelopment.

## Community Engagement

<b>ADVANCE NOTICE</b>	<ul style="list-style-type: none"> <li>● Number of recipients: 42</li> </ul>
October 7, 2020	<ul style="list-style-type: none"> <li>● One responses received</li> <li>● Concerns included:                             <ul style="list-style-type: none"> <li>○ shadowing</li> <li>○ potential removal of shared driveway</li> <li>○ row housing is out of character with the neighbourhood</li> <li>○ already enough higher density development in the area</li> </ul> </li> </ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"> <li>● <a href="http://edmonton.ca/sherwood">edmonton.ca/sherwood</a></li> </ul>

## Conclusion

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

## APPENDICES

- 1 Application Summary

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19548
Location:	North of 92 Avenue NW and east of 150 Street NW
Address:	14930 - 92 Avenue NW
Legal Description:	Lot 12, Block 70, Plan 1211AI
Site Area:	865 square metres
Neighbourhood:	Sherwood
Notified Community Organizations:	Jasper Park Community League and West Jasper-Sherwood Community League
Applicant:	Omega Finishing Solutions

### 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
Plan in Effect:	None
Historic Status:	None

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Branch: Development Services  
Section: Planning Coordination