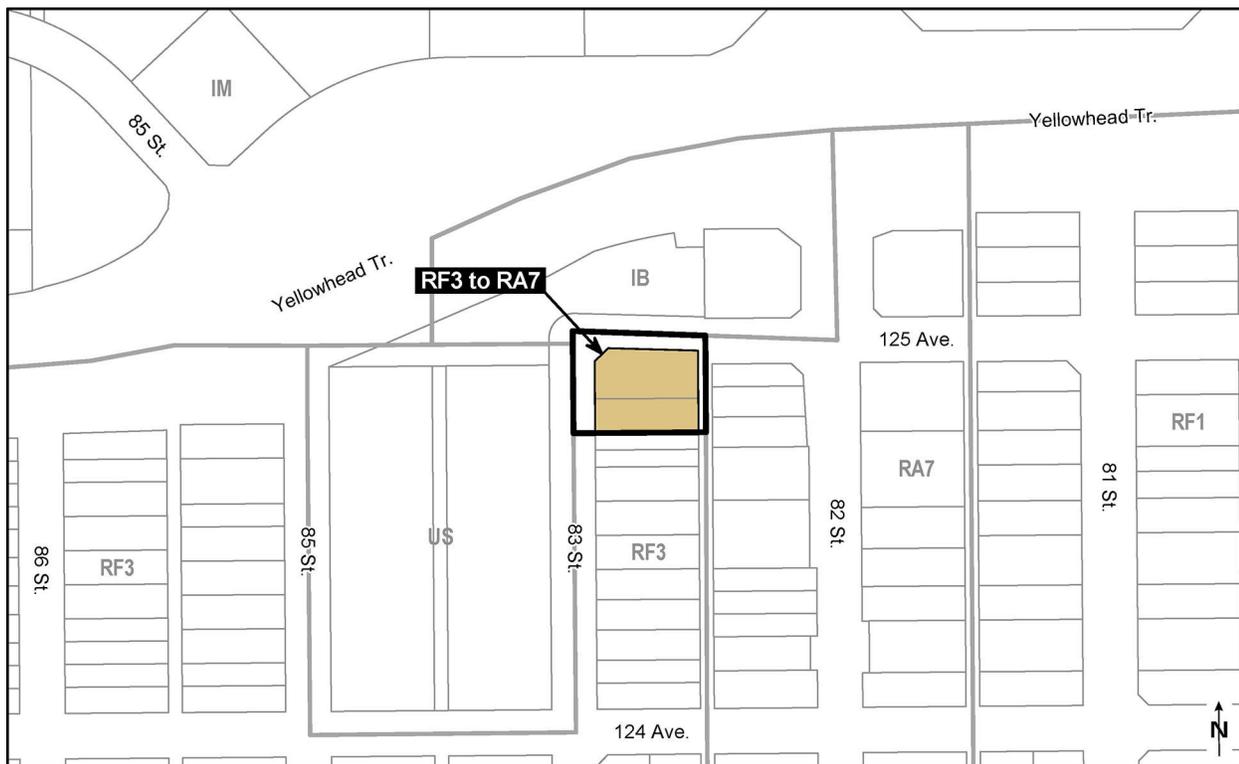


## 12441 and 12445 83 Street NW

To allow for low rise Multi-unit Housing.



**Recommendation:** That Charter Bylaw 20075 to amend the Zoning Bylaw from (RF3) Small Scale Infill Development Zone to (RA7) Low Rise Apartment Zone **APPROVED.**

Administration is in support of this application because:

- the proposed use and building scale is compatible with the mix of abutting uses; and
- it complies with the direction for future development along a Secondary Corridor as directed by The City Plan.

## Application Summary

**CHARTER BYLAW 20075** will amend the Zoning Bylaw, as it applies to the subject site, from the (RF3) Small Scale Infill Development Zone to (RA7) Low Rise Apartment Zone for the purpose of accommodating a 16 metre high (approximately 4 storey) residential building with limited commercial opportunities at ground level, such as Child Care Services, General Retail Stores, and Specialty Food Services.

This application was submitted by SPAN Architecture Inc on December 31, 2021 with the intention of developing the property as a four storey apartment building containing 26 to 35 Dwelling units.

The scale and uses of the proposed RA7 Zone are considered compatible with lower intensity residential forms, and specific regulations in the RA7 Zone help ensure this. This proposal aligns with the policies of The City Plan by encouraging increased density along key corridors such as 82 Street NW.

## Community Insights

Based on the characteristics of this application the file was brought forward to the public using the Basic Approach. This approach was selected because the application proposes a standard zone of the same category in the Zoning Bylaw, aligns with the objectives of The City Plan and raised little response to advanced notification.

The Basic Approach included the following techniques:

**Advance Notice**, February 09, 2022

- Number of recipients: 32
- Number of responses with concerns: 0

### Webpage

- [edmonton.ca/eastwoodplanningapplications](http://edmonton.ca/eastwoodplanningapplications)

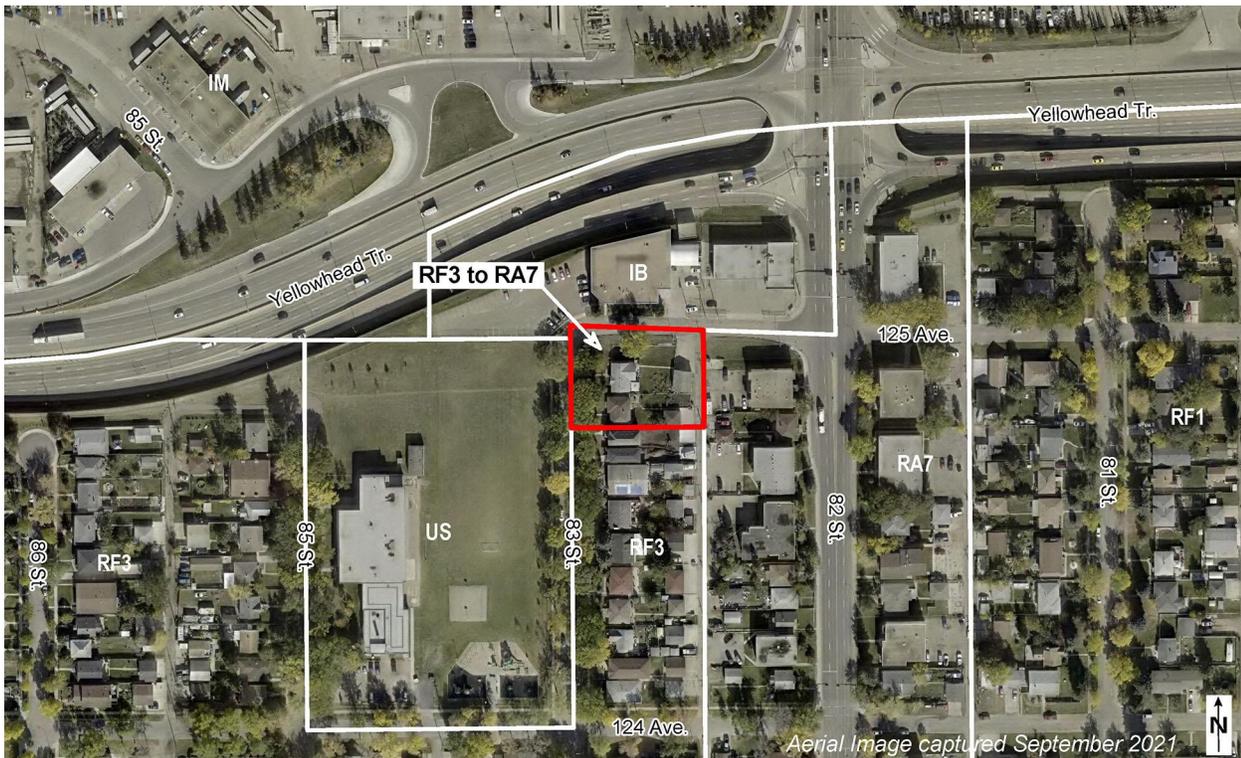
No formal feedback or position was received from the Eastwood Community League at the time this report was written.

## Site and Surrounding Area

The site is made up of two titled lots with an approximate size of 1,670 square metres. Together, the properties form a corner site at the north end of 83 Street NW. Bus routes run one block to the east on 82 Street NW, providing connectivity to Northgate Transit Centre and the Coliseum LRT station.

Eastwood is home to 4,220 Edmontonians (2016 Federal Census), this is down from a recorded high of just over 5,000 residents in 1971. Apartments are the primary housing stock in the neighbourhood, representing just over half of total dwellings. This is reflected in the community having a population density of 67 people per hectare.

The property abuts a variety of different uses. To the east, across 82 Street NW, is St. Gerard Catholic elementary school with its large field and playground. To the north are two parcels zoned for Industrial Business and to the east are several RA7 Zoned properties occupied by a mix of low-rise apartments and single detached homes. The largest impact will be experienced by the property immediately to the south, which has recently been redeveloped with a new single family home. The combination of abutting uses, and location on the north end of the block, will combine to limit the impact this development would have on surrounding lands and the community.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(RF3) Small Scale Infill Development Zone	Single Detached House
<b>CONTEXT</b>		
North	(IB) Industrial Business Zone	General Industrial Use
East	(RA7) Low Rise Apartment Zone	Low-rise Apartment; and Single Detached House

South	(RF3) Small Scale Infill Development Zone	Single Detached House
West	(US) Urban Services Zone	Public Education Services (St. Gerard Catholic School)



View of the site looking east from 83 Street NW (Google Street View June 2021)



View of the site looking southeast from 125 Avenue NW (Google Street View June 2021)



View of the site looking southwest from rear lane (Google Street View June 2021)

# Planning Analysis

## Land Use Compatibility

The scale of the RA7 Zone is compatible with the variety of existing uses surrounding the property, including the single detached homes located to the south. The RA7 Zone includes regulations that mitigate impacts by requiring an increased side setback of 3.0 metres for buildings over 10.0 metres tall. In addition, the site's location on the north end of the block will limit sun shadow impacts on the neighbouring single detached homes.

## RF3 & RA7 Comparison Summary

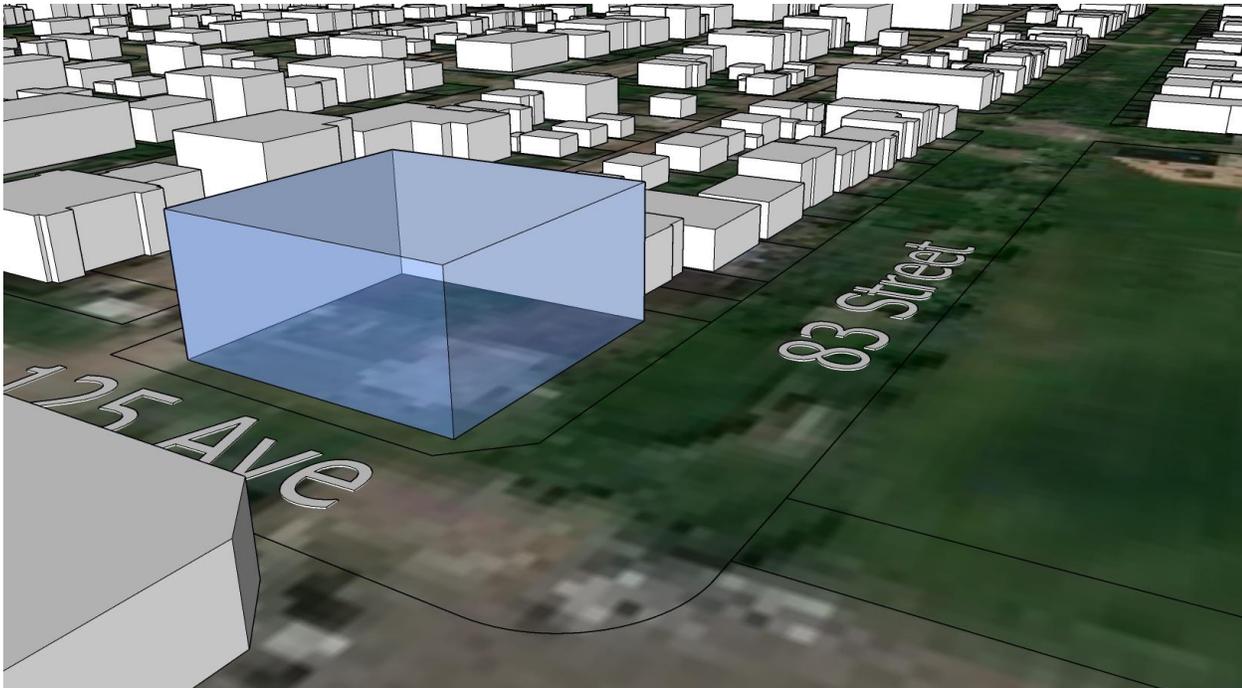
	RF3 + MNO <b>Current</b>	<b>RA7 Proposed</b>
<b>Principal Building</b>	Multi-Unit <sup>1</sup> Housing	Multi-Unit Housing
<b>Maximum Height</b>	8.9 m	14.5 - 16.0 m
<b>Minimum Front Setback</b> (83 Street NW)	6.15 m	6.0 m
<b>Minimum Interior Side Setback</b>	Approximately 1.5 m	1.5 m - 3.0 m
<b>Minimum Flanking Side Setback</b> (125 Avenue)	2.0m	3.0 m
<b>Minimum Rear Setback</b> (Lane)	18.3 m (40% of Site Depth)	7.5 m
<b>Maximum No Dwelling Units</b>	Ten (10) Principal Dwellings Ten (10) Secondary Suites Two (2) Garden Suites <sup>2</sup>	No maximum (7 minimum)

<sup>1</sup> Assumes both lots are independently developed as Multi-unit Housing in the form of row housing.

<sup>2</sup> Due to practical limitations it is unlikely that multiple Garden Suite dwellings would be constructed per lot.

## POTENTIAL RA7 BUILT FORM

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### Plans in Effect

The City Plan provides direction for Edmonton’s long term growth. To achieve this, 50% of all new residential units are intended to be created at infill locations, focusing on key nodes and corridors.

Within the City Plan, nearby 82 Street NW is identified as a Secondary Corridor, a vibrant residential and commercial street that serves as a local destination for surrounding communities. This corridor type can extend one to three blocks to either side of the main road and targets a minimum density of 75 people per hectare through low and mid-rise buildings. As the site is located a half block from 82 Street NW, abuts many compatible uses and forms a moderately large corner site, it is reasonable to consider the site within the boundaries of the 82 Street Secondary Corridor. As the site is interior to the Eastwood neighbourhood it is concluded that the low-rise building form of the RA7 Zone is appropriate in this location and supports the objectives of The City Plan.

## Technical Review

### Transportation

Vehicular access for the site shall be from the abutting lane only. The existing vehicular access to 125 Avenue must be removed upon redevelopment of the site and the boulevard, curb, and gutter restored to the satisfaction of Subdivision and Development Coordination.

In addition, alley improvements may be required depending on the scope and scale of the proposed development. While access and lane improvements will be reviewed at the development permit stage, alley reconstruction adjacent to the site will be required.

Eastwood will have ongoing neighbourhood renewal through 2022, including the roads adjacent to the site.

## **Drainage**

No storm sewer connections currently exist to the subject rezoning area. Should the property be redeveloped for commercial uses or residential uses other than single family or semi-detached housing, a private drainage system consisting of a storm sewer service connection will be required.

There is a utility right-of-way within the site to protect Epcor Drainage facilities.

## **EPCOR Water**

The existing service will not be of sufficient size for the proposed development. The applicant must review the total on-site water demands and service line capacity with a qualified engineer to determine the size of service required to ensure adequate water supply.

There is also a significant deficiency in on-street fire protection adjacent to the property. City of Edmonton Standards require hydrant spacing of 90m for the proposed zone. There are no hydrants on adjacent 83 Street NW. This may require the applicant to construct approximately 232 metres and one new hydrant.

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

## **Appendices**

1 Application Summary

## Application Summary

### Information

<b>Application Type:</b>	Rezoning
<b>Bylaw(s)/Charter Bylaw(s):</b>	20075
<b>Location:</b>	South of 125 Avenue and east of 83 Street
<b>Address(es):</b>	12441 and 12445 83 Street NW
<b>Legal Description(s):</b>	Lots 13-14, Block 42, Plan 8148AC and Lot 15A, Block 42, Plan 0620493
<b>Site Area:</b>	1,670 m <sup>2</sup>
<b>Neighbourhood:</b>	Eastwood
<b>Ward:</b>	Métis Ward
<b>Notified Community Organization(s):</b>	Eastwood Community League
<b>Applicant:</b>	SPAN Architecture Inc.

### Planning Framework

<b>Current Zone(s) and Overlay(s):</b>	(RF1) Single Detached Residential Zone Mature Neighbourhood Overlay
<b>Proposed Zone(s) and Overlay(s):</b>	(RA7) Low Rise Apartment Zone
<b>Plan(s) in Effect:</b>	None
<b>Historic Status:</b>	None

Written By:  
Approved By:  
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