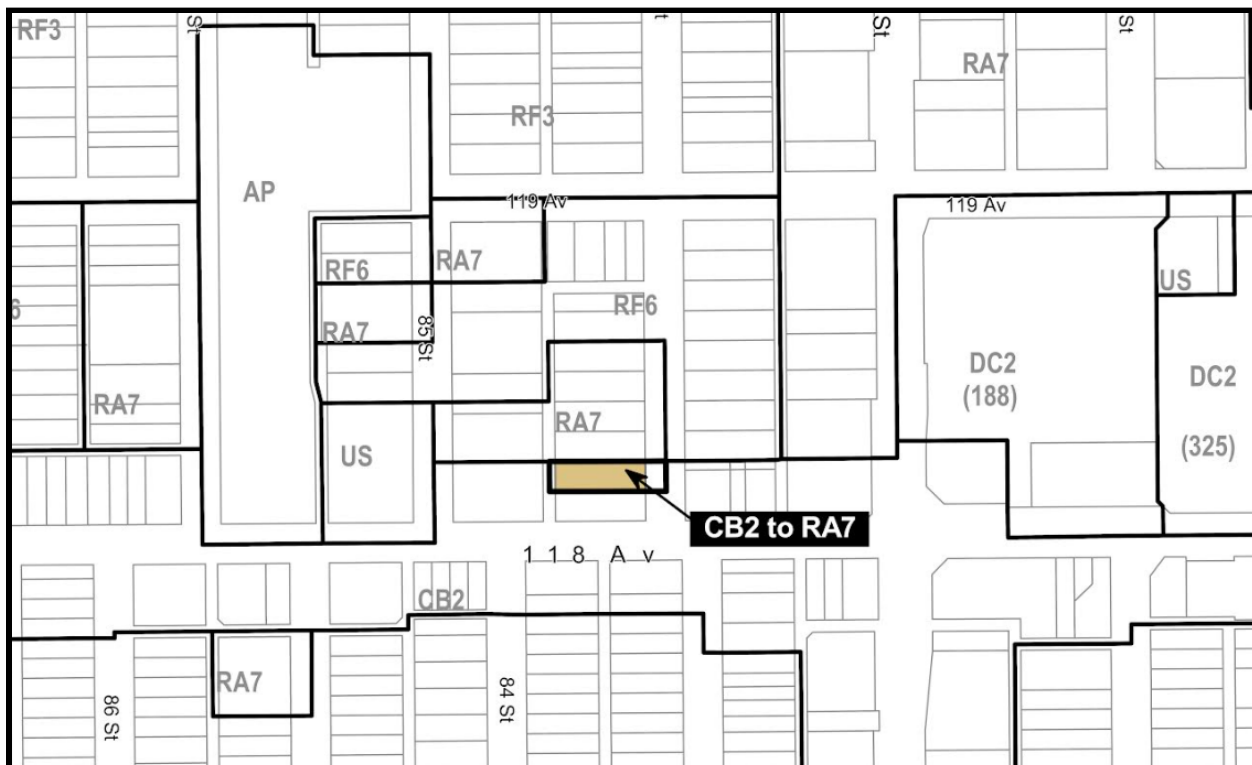


11806 - 83 STREET NW

To allow for low rise Multi-unit Housing.



Recommendation: That Charter Bylaw 20123 to amend the Zoning Bylaw from (CB2) General Business Zone to (RA7) Low Rise Apartment Zone be **APPROVED**.

Administration **SUPPORTS** this application because:

- it is appropriate and compatible with the surrounding land use; and
- it aligns with the City Plan goal to intensify Primary Corridors.

Application Summary

CHARTER BYLAW 20123 will amend the Zoning Bylaw, as it applies to the subject site, from (CB2) General Business Zone to (RA7) Low Rise Apartment Zone. The proposed RA7 Zone would allow for a 16 metre high (approximately 4 storey) residential building with limited commercial opportunities at ground level.

This application was accepted on February 7, 2022, from Kahled Mustafa on behalf of 1495515 Alberta Ltd.

This proposal aligns with the goals and policies of The City Plan to accommodate all future growth for an additional 1 million population within Edmonton's existing boundaries. To do this, 50% of new residential units are intended to be created at infill locations.

Community Insights

Based on the characteristics of this application the file was brought forward to the public using the Basic Approach. Relevant characteristics that lead to this approach were that it is a rezoning to a standard zone and no responses were received when the advance notice was sent out.

The Basic, included the following techniques:

Advance Notice, February 16, 2022

- Number of recipients: 31
- Number of responses: 0

Webpage

- edmonton.ca/eastwoodplanningapplications

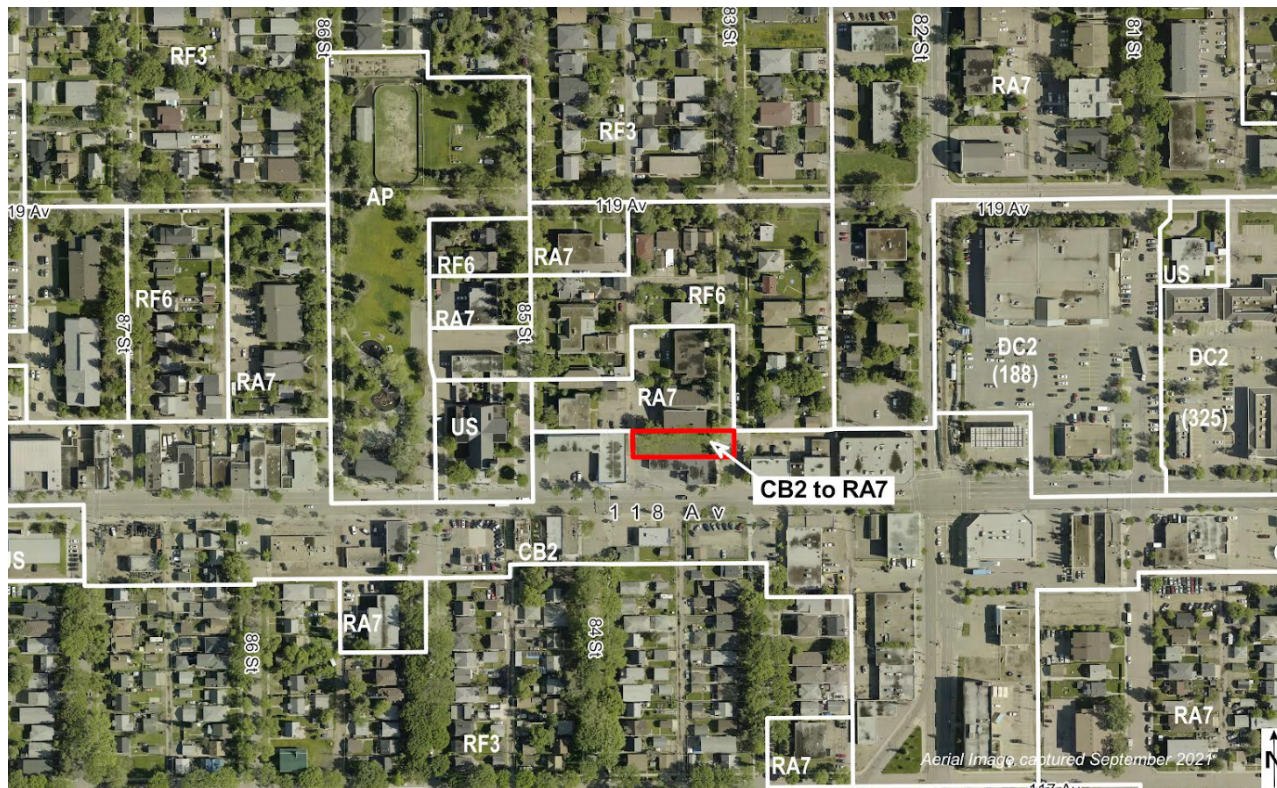
No feedback was received from the Parkdale-Cromdale Community League Association, Eastwood Community League or Alberta Avenue Business Improvement Area at the time this report was written.

Site and Surrounding Area

The subject site is approximately 695 square meters in area, located on the south edge of the Eastwood neighbourhood. Vehicular access is through the rear lane west of the site. The property is the second lot north of 118 Avenue, an arterial road and transit corridor bordering the neighborhood. The site is within

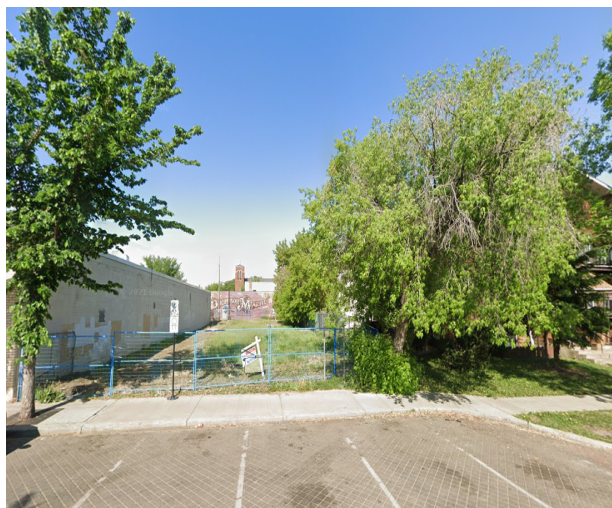
125 metre walking distance to the Eastwood Park and Community League building which is located on the northeast corner of 118 Avenue and 86 Street.

The surrounding area is developed with a mixture of multi-unit housing commercial buildings and single detached housing,



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(CB2) General Business Zone	Vacant lot
CONTEXT		
North	(RA7) Low Rise Apartment Zone	3-storey Apartment
East	(CB2) General Business Zone	Commercial building
South	(CB2) General Business Zone	Commercial building
West	(CB2) General Business Zone	Commercial building



View of the site looking west from 83 Street NW



View of the site looking east from rear alley

Planning Analysis

Land Use Compatibility

The subject property abuts RA7 zoning to the north and CB2 zoning to the south. Given its proximity to the surrounding RA7 zoning and that it fronts onto 83 Street which is residential and not the commercially oriented 118 Avenue, RA7 is appropriate in this location.

CB2 & RA7 Comparison Summary

	CB2 + MSO Current	RA7 Proposed
Principal Building	Mixed Use Building including Multi-Unit Housing	Multi-Unit Housing
Maximum Height	14.5 m flat roof 16.0 m pitched roof	14.5 m flat roof 16.0 m pitched roof
Floor Area Ratio	2.0 for Multi-unit Housing 3.5 for commercial uses	2.3 - 2.5
Front Setback (83 street)	1.0 m - 2.5 m	1.0 m - 4.5 m
Minimum Interior Side Setback	3.0 m	3.0 m

Minimum Rear Setback (Lane)	0.0 m	7.5 m
Maximum Site Coverage	n/a	n/a
Maximum No Dwelling Units	n/a	n/a

The City Plan

Within The City Plan, 118 Avenue is designated as a Primary Corridor. It is meant to include a wide range of activities supported by a concentration of mixed-use developments and mass transit. The RA7 zoning meets the objectives of The City Plan by facilitating mixed use development near frequent transit.

Technical Review

Transportation

With the redevelopment of the site, vehicular access shall only be granted from the rear alley in order to conform with the Zoning Bylaw regulations under the Mature Neighbourhood Overlay.

Drainage

Permanent sanitary and stormwater servicing to the subject rezoning area is available from the existing 200mm combined sewer main within Lane West of 83 Street NW.

EPCOR Water

A deficiency in on-street fire protection adjacent to the property was identified by EPCOR Water. An Infill Fire Protection Assessment (IFPA) determined that if certain criteria is met that on-street fire protection infrastructure upgrades are not required.

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

Appendices

1 Application Summary

Application Summary

Information

Application Type:	Rezoning
Charter Bylaw:	20123
Location:	North of 118 Avenue NW and west of 83 Street NW
Address:	11806 - 83 STREET NW
Legal Description:	Lot 13, Block 2, Plan RN76
Site Area:	695.676 m2
Neighbourhood:	Eastwood
Ward:	Metis
Notified Community Organization(s):	Parkdale-Cromdale Community League Association, Eastwood Community League and Alberta Avenue Business Improvement Area
Applicant:	Kahled Mustafa

Planning Framework

Current Zone and Overlay(s):	(CB2) General Business Zone
Proposed Zone and Overlay(s):	(RA7) Low Rise Apartment Zone
Plans in Effect:	None
Historic Status:	None

Written By:

Approved By:

Branch:

Section:

Marco Beraldo

Tim Ford

Development Services

Planning Coordination