

## 3308 - 8 Street NW

To allow for low-rise Multi-unit Housing



**Recommendation:** That Charter Bylaw 20359 to amend the Zoning Bylaw from (RF5) Row Housing Zone to (RA7) Low-Rise Apartment Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Will diversify housing choices in the Maple neighbourhood.
- Provides the opportunity to increase density along a future arterial road and transit route.
- Conforms with the Maple Neighbourhood Structure Plan and aligns with the goals and policies of The City Plan.

## Application Summary

**CHARTER BYLAW 20359** will amend the Zoning Bylaw, as it applies to the subject site, from (RF5) Row Housing Zone to (RA7) Low-Rise Apartment Zone to allow for the development of Multi-unit Housing up to 16 metres in height (approximately four storeys). The proposed rezoning conforms to the Meadows Area Structure Plan and Maple Neighbourhood Structure Plan.

This application was accepted on October 14, 2022, from GSA Consulting Inc. on behalf of the landowner.

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.

## 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 rezoning to a standard zone of the same category in the Zoning Bylaw, and it conforms with statutory plans and planning policies in place. Two responses were received from the advance notification.

The Basic Approach included the following techniques:

**Advance Notice**, November 3, 2022

- Number of recipients: 66
- Number of responses with concerns: 2

### Webpage

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

**Common comments heard throughout the various methods include:**

- A low-rise apartment building is not a good fit among single detached homes.
- Concerned about Fire Rescue Services' response across the rail line

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

## Site and Surrounding Area

The subject site is approximately 0.58 hectares in area, located at the intersection of Maple Road NW and 8 Street NW in the southern portion of the Maple neighbourhood. The area surrounding the site is low-density residential and undeveloped land, and a future park is planned directly south of the site.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	<ul style="list-style-type: none"> <li>(RF5) Row Housing Zone</li> </ul>	<ul style="list-style-type: none"> <li>Undeveloped land</li> </ul>
<b>CONTEXT</b>		
North	<ul style="list-style-type: none"> <li>(RSL) Residential Small Lot Zone</li> </ul>	<ul style="list-style-type: none"> <li>Single Detached Houses</li> </ul>
East	<ul style="list-style-type: none"> <li>(RMD) Residential Mixed Dwelling Zone</li> </ul>	<ul style="list-style-type: none"> <li>Single Detached and Semi-detached Houses</li> </ul>
South	<ul style="list-style-type: none"> <li>(AP) Public Parks Zone</li> </ul>	<ul style="list-style-type: none"> <li>Future park</li> </ul>
West	<ul style="list-style-type: none"> <li>(RSL) Residential Small Lot Zone</li> <li>(RMD) Residential Mixed Dwelling Zone</li> </ul>	<ul style="list-style-type: none"> <li>Single Detached Houses</li> <li>Single Detached Houses and undeveloped land</li> </ul>

## Planning Analysis

### Land Use Compatibility

This proposal will allow for the opportunity to diversify housing choices and increase density in the Maple neighbourhood. The current RF5 Zone allows for the development of Multi-unit Housing with a maximum height of 10 metres (approximately 3 storeys). The proposed RA7 Zone would allow for a low-rise residential building up to 16 metres in height (approximately four storeys) and introduce the opportunity for limited commercial uses on the ground floor.

The site is appropriate for increased development intensity as it is flanked by roadways on three sides and is located on a future arterial road and transit route. These roadways act as a buffer, helping to reduce the impacts of development. The most affected property is one undeveloped parcel to the south, which is zoned (RMD) Residential Mixed Dwelling Zone. A setback of 7.5 metres will be maintained to ensure a proper transition to this property.

### RF5 & RA7 Comparison Summary

	<b>RF5 Current</b>	<b>RA7 Proposed</b>
<b>Principal Building</b>	Multi-unit Housing	Multi-unit Housing
<b>Maximum Height</b>	10.0 m	14.5 m flat roof 16.0 m pitched roof
<b>Maximum Floor Area Ratio</b>	n/a	2.3 - 2.5
<b>Minimum Density</b>	35 dwellings/ha	45 dwellings/ha
<b>Minimum Front Setback</b>	4.5 m	4.5 m
<b>Minimum Side Setback</b>	1.2 - 3.0 m	3.0 m
<b>Minimum Rear Setback</b>	7.5 m	7.5 m
<b>Maximum Site Coverage</b>	50 - 52%	n/a

### Plans in Effect

The proposal to rezone the site to RA7 conforms to the Maple Neighbourhood Structure Plan (NSP), which designates this site as 'Non-Ground Oriented Residential (Low-Rise Multi-unit)'. The rezoning meets the objectives of the NSP by establishing a variety of housing types to meet consumer needs and encouraging

a diversity of higher density housing forms. The proposal also conforms to the Meadows Area Structure Plan, which designates this area for residential uses.

The proposed rezoning aligns with The City Plan by accommodating future growth to a population threshold of 1.25 million within Edmonton's existing boundaries.

## **Technical Review**

### **Transportation**

Servicing Agreements for the construction of Maple Road NW south to 34 Avenue NW have been signed. Construction is required within the next three years. The agreements also include the full road closure of Meridian Street NW and will allow for the removal of the temporary emergency access to it.

A Transportation Infrastructure Projections Study (TIPS) for the Meadows Area is in the initial stages of preparation. The TIPS report will consider factors such as safety, active modes and transit connectivity, traffic demand, and land ownership to provide guidance on the construction of roadways funded through the Arterial Roads for Development Bylaw (ARA). This will include outlining the timelines and development thresholds for the extension of 23 Avenue NW to Maple Road NW/34 Avenue NW.

Area developers are required to maintain 24-hour emergency access to Maple via 23 Avenue NW and Railway Street NW. This requirement will be in place until formal secondary access to Maple is provided via the extension of 23 Avenue NW to Maple Road/34 Avenue NW.

### **Transit**

The Maple neighbourhood has transit service located at Maple Road and Maple Way, approximately 600 m walk distance from the site. Conventional transit service will not be able to serve the southern portion of the Maple neighbourhood until Maple Road is constructed and connects to 23 Avenue. On-Demand transit service may be considered for this area, depending on budget and other factors.

### **Drainage**

Sanitary and stormwater services currently exist at the subject site from 8 Street NW. The proposed changes in land use will not significantly impact the existing sewer systems, and these services can continue to be utilized to service the site.

### **EPCOR Water**

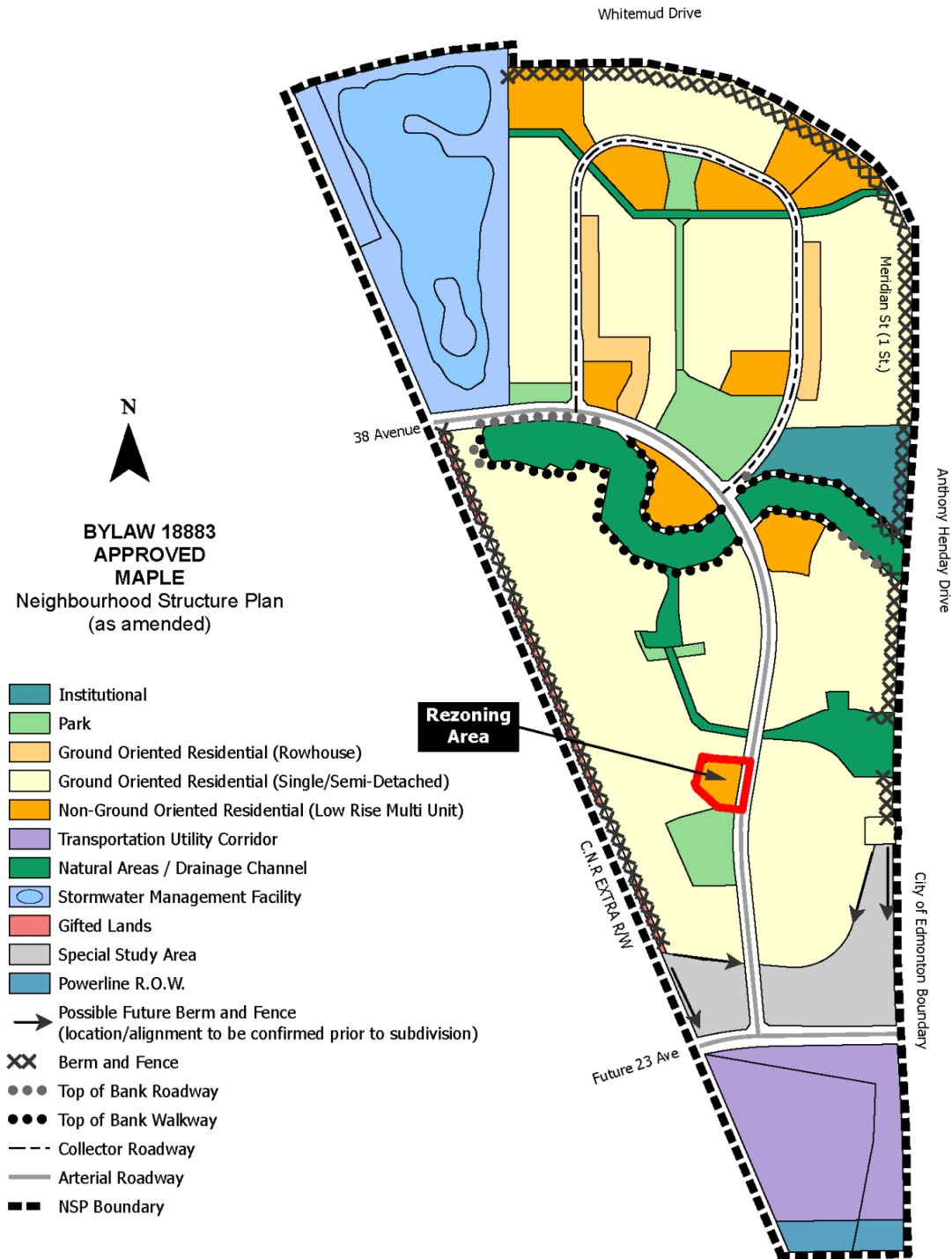
The applicant/owner will be responsible for all costs associated with providing City standards for water supply, including any changes to the existing water infrastructure required by this application.

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

## Appendices

- 1 Context Plan Map
- 2 Application Summary

## Approved NSP Context Map



**Note:** Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

## Application Summary

### Information

<b>Application Type:</b>	Rezoning
<b>Charter Bylaw:</b>	20359
<b>Location:</b>	South of 8 Street NW and west of Maple Road NW
<b>Address:</b>	3308 - 8 Street NW
<b>Legal Description:</b>	Lot 12, Block 10, Plan 2122769
<b>Site Area:</b>	0.58 ha
<b>Neighbourhood:</b>	Maple
<b>Ward:</b>	Sspomitapi
<b>Notified Community Organization:</b>	Fulton Meadows Community League
<b>Applicant:</b>	Marcelo Figueira, GSA Consulting Inc.

### Planning Framework

<b>Current Zone:</b>	(RF5) Row Housing Zone
<b>Proposed Zone:</b>	(RA7) Low-Rise Apartment Zone
<b>Plans in Effect:</b>	Meadows Area Structure Plan Maple Neighbourhood Structure Plan
<b>Historic Status:</b>	None

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