



Rezoning from RF1 to RA8

**13607 & 13611 STONY PLAIN ROAD NW,
AND 10240 136 STREET NW**

City Council – May 30, 2023

Proposal

- Rezoning from Single Detached Residential (RF1) Zone to Medium Rise Apartment Zone (RA8)
- To allow for Multi-unit housing development
- At 13607 & 13611 Stony Plain Road NW, and 10240-136th Street NW
- Site Area is 1942.47m² (0.19ha)



RA8 Zone

- Medium rise multi-unit housing with potential for small commercial services
- Setbacks are compatible with the adjacent RF1 Zone:
 - Side yard is 3.0 up to 14.5 m and above that is 6.0 m
 - Front yard is 6.0 m
 - Rear yard is 7.5 m
 - Side yard on public roadway is 3.0 m
 - Maximum height is 23.0 m
 - On site parking will be provided



Existing Site

- Three separately titled lots (Lot 4, 5 and 6)
- Located in the southwest corner of the intersection of Stony Plain Road NW and 136 Street NW
- Currently zoned Single Detached Residential Zone (RF1)
- Glenora School east of the site



Parcel	13611	13607	10240
Area	590	664	674
Year built	1949	1949	1948
Zone	RF1	RF1	RF1



Amenities

- Site is within walking distance between two LRT Stops at 134 Street and 142 Street
- Proposed RA8 Zone provides compatible density within proximity to amenities
- Bike network/infrastructure
- Schools and parks
- Community hall
- River valley and trails network
- Local cafes and retail services



Heritage

- Bungalow located on the corner of 136 Street and Stony Plain Rd is on the inventory of heritage resources
- The retention of this structure was considered, and it is not economically viable to retain in any scenario on the site
- The garden city layout of the area is not being affected with this application

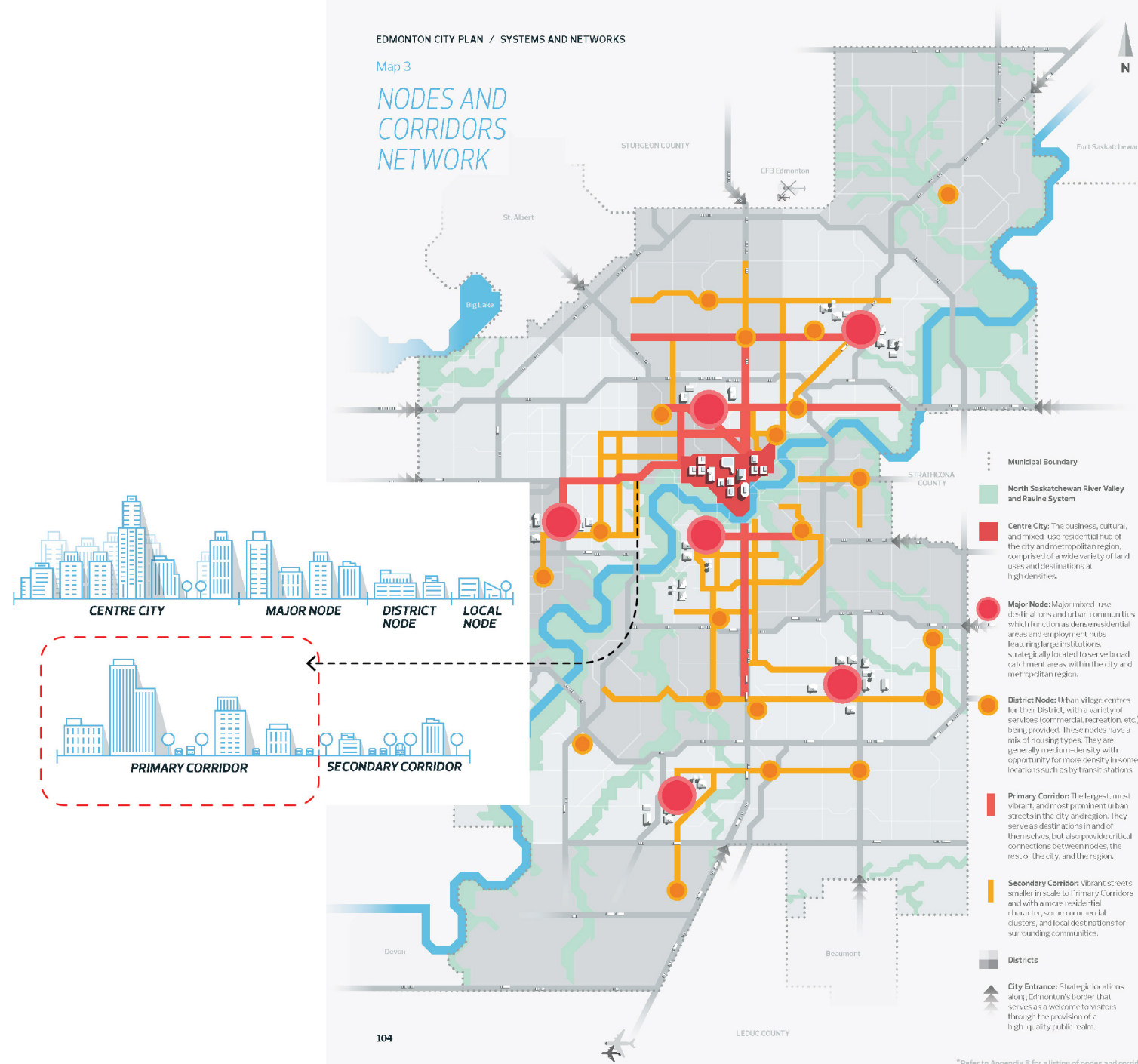


The City Plan

- Site is located within the Stony Plain Road Primary Corridor
- Desired massing / form is mid-rise with some high-rise
- Mid to high rise buildings are considered to be 5 to 20 Storeys using Edmonton conventional zoning tools
- 50% of new units accommodated through infill with focus on Nodes and Corridors
- 50% of trips are made by transit and active transportation

Map 3

NODES AND CORRIDORS NETWORK



Conclusion

- Development provides compatible and strategic densification on a primary / LRT corridor
- Future residents have access to numerous parks, the river valley, schools, amenities and multi-modal transportation options
- Development supports implementation of the City Plan policies and is compatible with adjacent uses



Thank you!

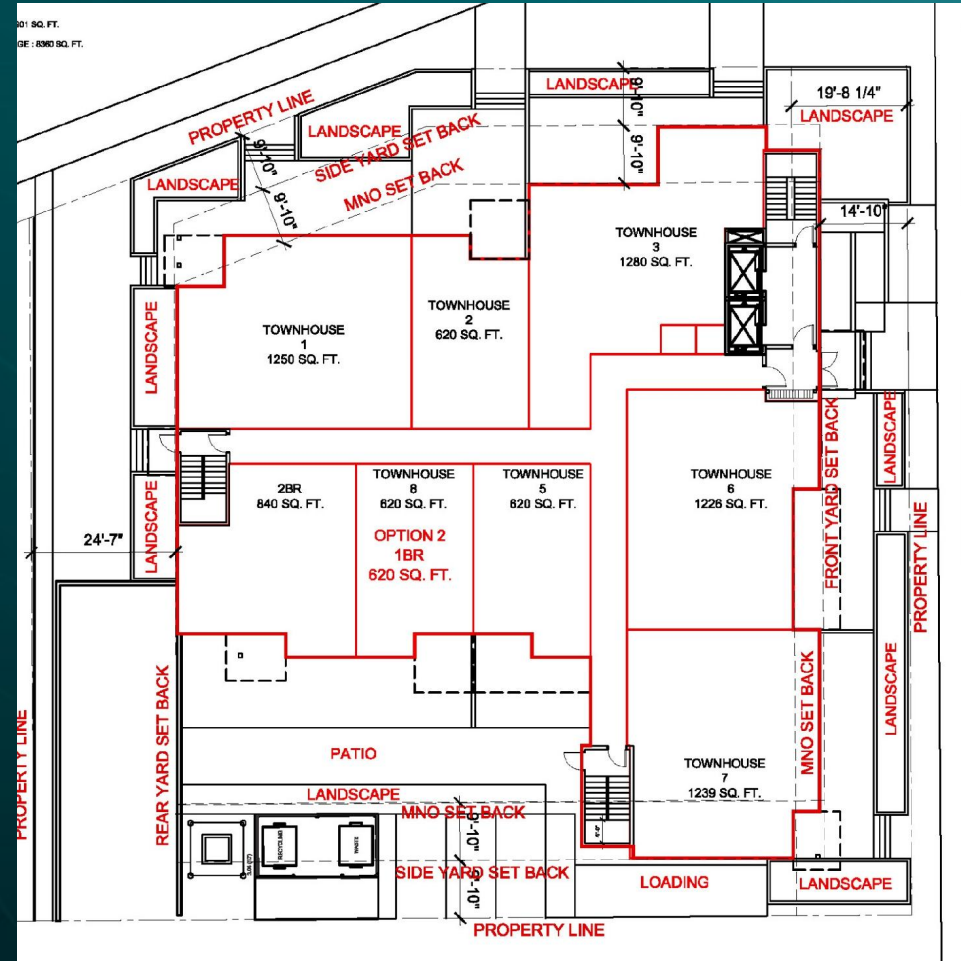
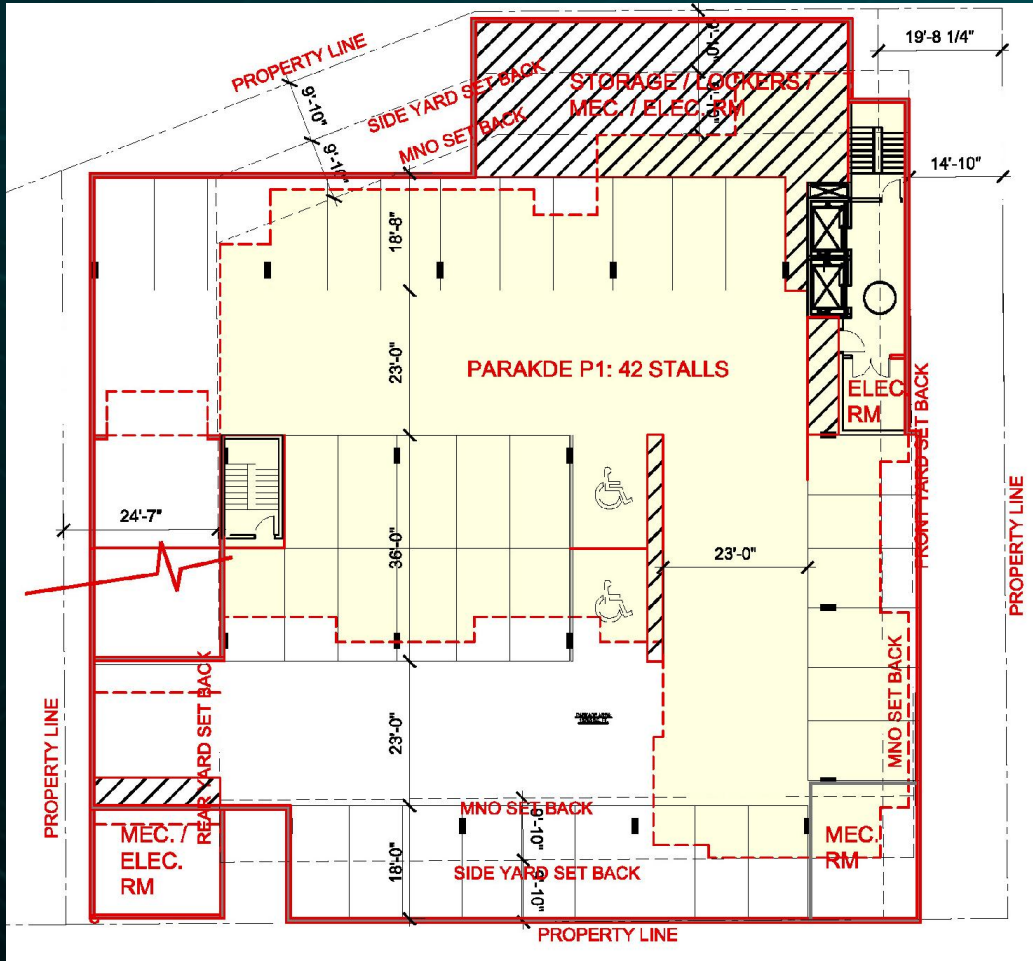


Public Engagement

- Conducted Online - Engaged Edmonton platform
- Engagement Dates - March 13 to March 27, 2023
- Number of Visitors:
 - Engaged: 11
 - Informed: 44
 - Aware: 126
- Number of Responses: 10
 - In Support: 3
 - In Opposition: 7
 - Mixed: 0
- Concerns
 - Neighbourhood Character
 - Traffic/Parking
 - Location/Height
- Support
 - Connectivity/Amenities - Proposed development is appropriately located in close proximity to future LRT stop, bike lanes, schools and river valley



Floor Plans

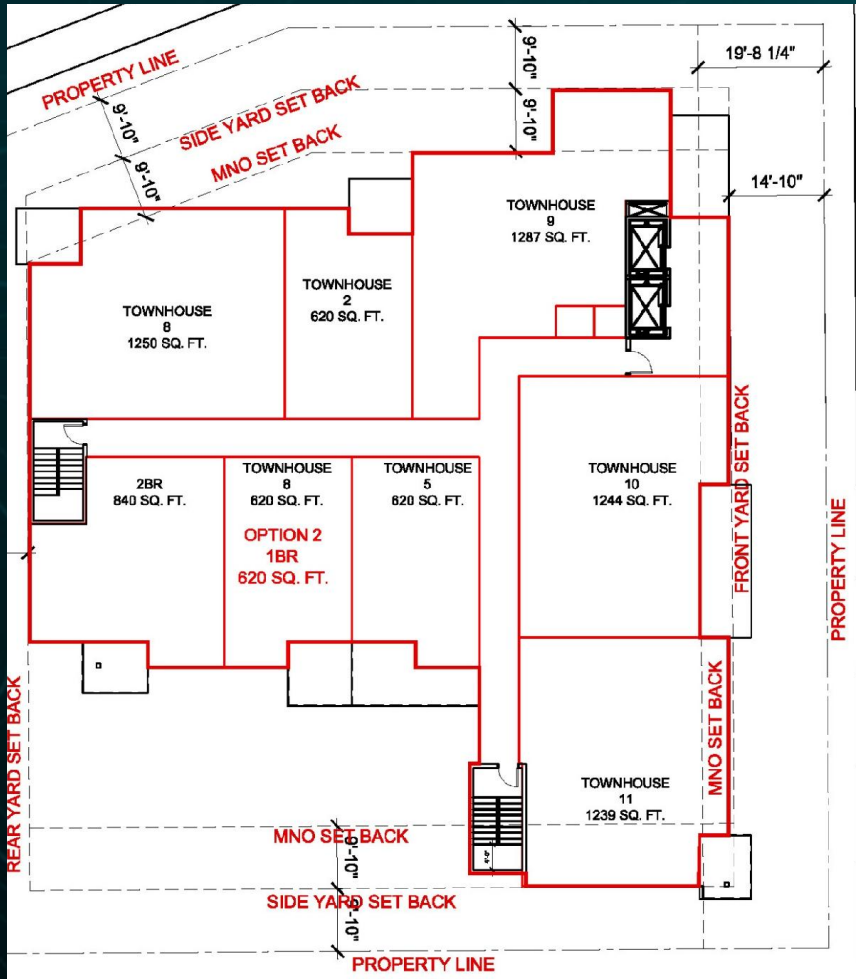


Option 1
 Main Floor
 Area – 9510 SF
 Town houses – 7
 2 BR- 1
 Total – 8 Units

Option 2
 Main Floor
 Area – 9510 SF
 Town houses – 6
 1 BR- 1
 2 BR - 1
 Total – 8 Units

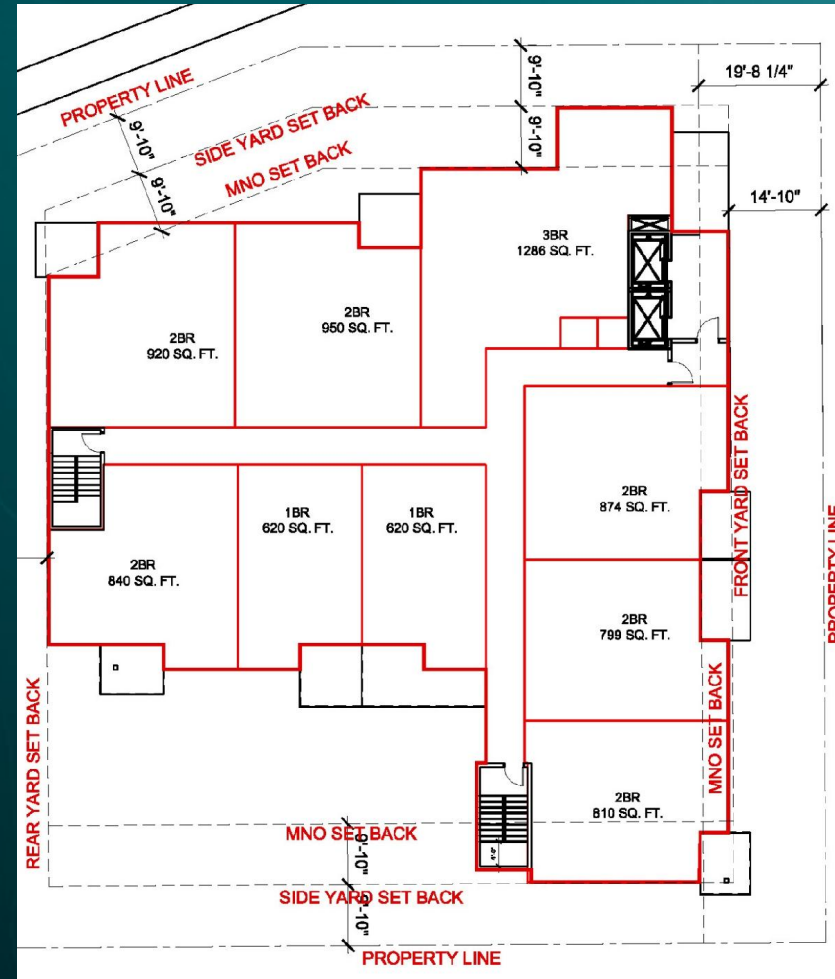


Floor Plans



Option 1
 2nd Floor
 Area – 9364 SF
 Town houses – 4
 2 BR - 1
 Total – 5 Units

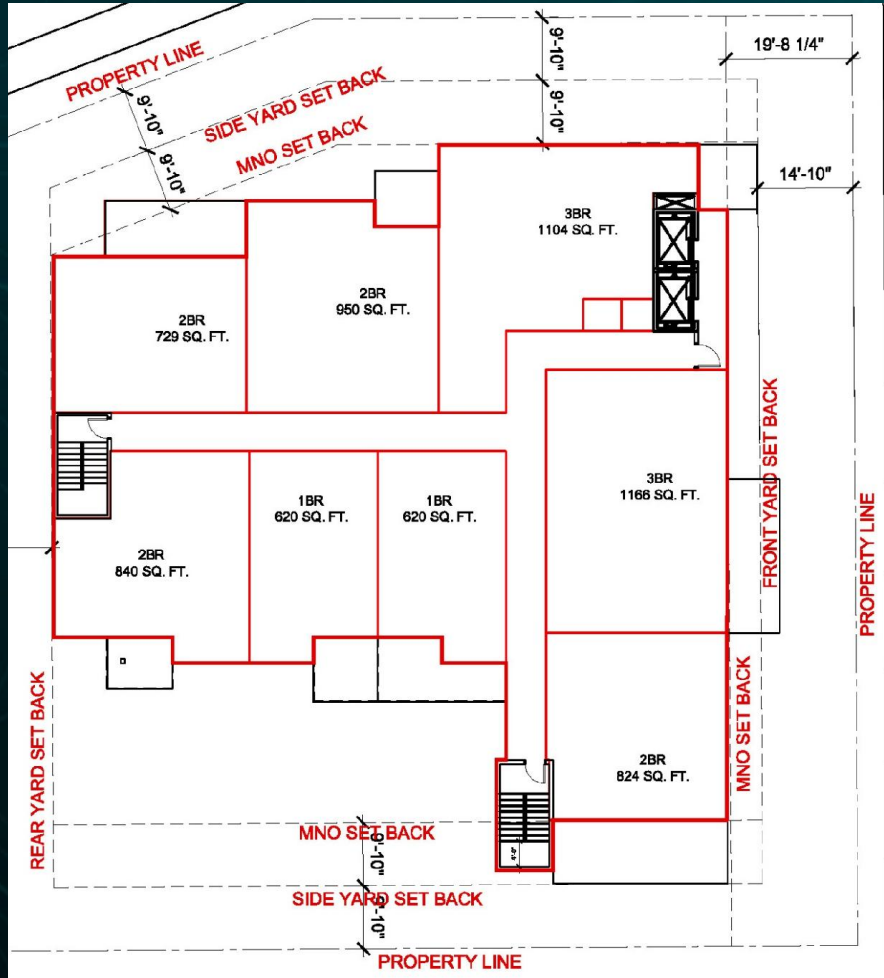
Option 2
 2nd Floor
 Area – 9364 SF
 Town houses – 4
 1 BR - 1
 2 BR - 1
 Total – 6 Units



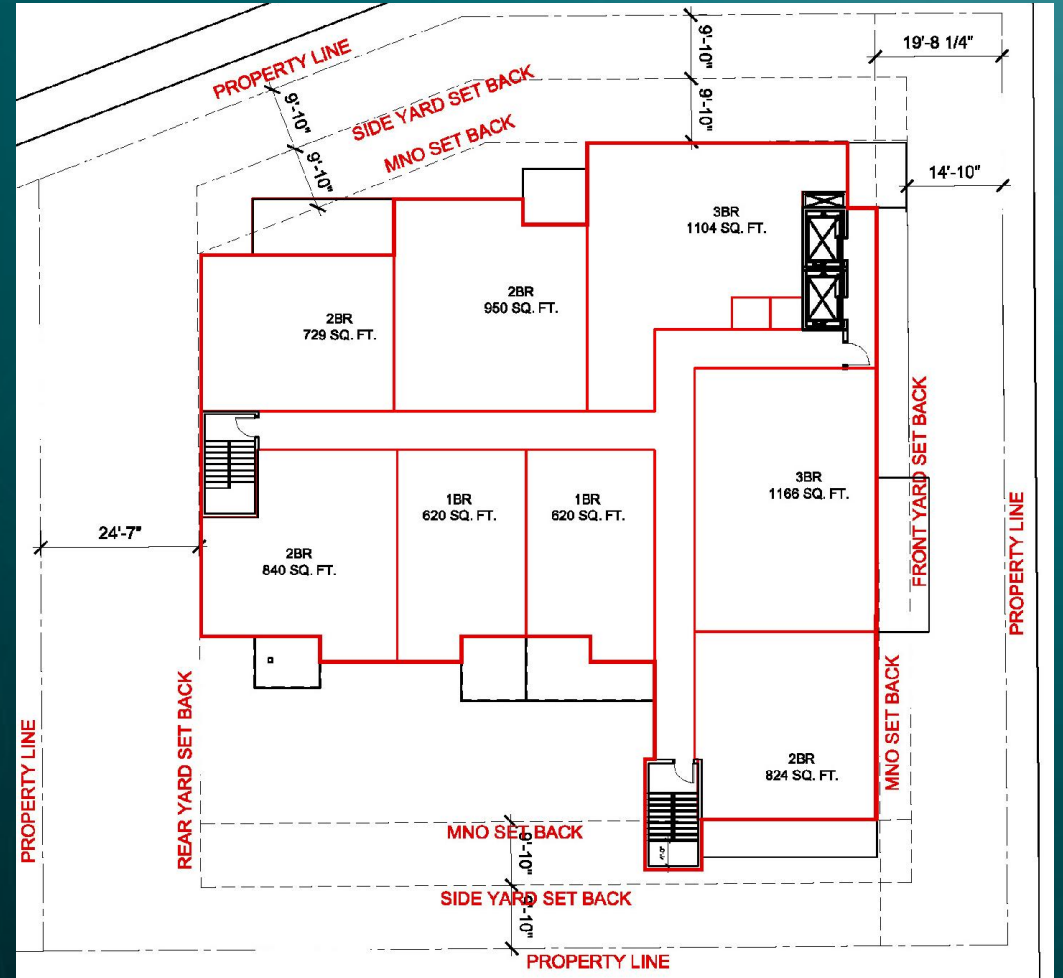
3rd, 4th and 5th Floor
 Area – 9364 SF
 1 BR - 2
 2 BR – 6
 3 BR - 1
 Total – 9 Units



Floor Plans



6th Floor
 Area – 8581 SF
 1 BR - 2
 2 BR - 4
 3 BR - 2
 Total – 8 Units



7th Floor
 Area – 8581 SF
 1 BR - 2
 2 BR - 4
 3 BR - 2
 Total – 8 Units



Development Stats

Option 1

Proposed Density – 288 Units / Ha

Provided Parking Stalls - 45

Level	3 BR	2 BR	1 BR	Total Units	Area (SF)
Main	7	1		8	9510
2nd	4	1		5	9364
3rd	1	6	2	9	9364
4th	1	6	2	9	9364
5th	1	6	2	9	9364
6th	2	4	2	8	8581
7th	2	4	2	8	8581
Total	18	28	10	56	64128

Option 2

Proposed Density – 293 Units / Ha

Provided Parking Stalls - 45

Level	3 BR	2 BR	1 BR	Total Units	Area (SF)
Main	6	1	1	8	9510
2nd	4	1	1	5	9364
3rd	1	6	2	9	9364
4th	1	6	2	9	9364
5th	1	6	2	9	9364
6th	2	4	2	8	8581
7th	2	4	2	8	8581
Total	17	28	12	57	64128



Site Renderings



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