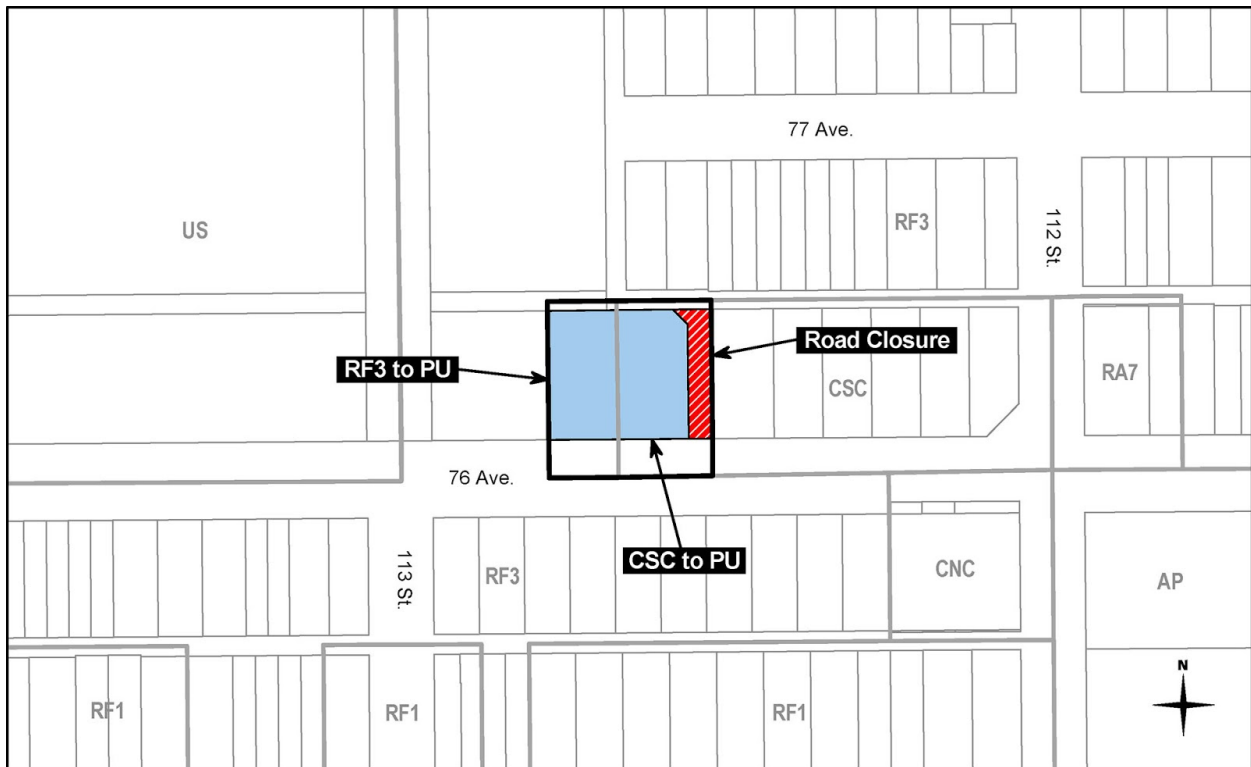




# ADMINISTRATION REPORT REZONING & ROAD CLOSURE MCKERNAN

## 11226 - 76 Avenue NW

To allow for an expansion of an Emergency and Protective Services use building.



**Recommendation:** That Charter Bylaw 19770 to amend the Zoning Bylaw from (RF3) Small Scale Infill Development Zone and (CSC) Shopping Centre Zone to (PU) Public Utility Zone, and Bylaw 19769 to close portions of the lane north of 76 Avenue NW and west of 112 Street NW be APPROVED.

Administration is in **SUPPORT** of this application because:

- it brings an existing Emergency and Protective Services use into conformance with the appropriate zoning; and
- maintains the Emergency and Protective Services use in an appropriate location as directed by the McKernan-Belgravia Station Area Redevelopment Plan.

## Report Summary

This land use amendment application was submitted by the City of Edmonton, Integrated Infrastructure Services, Infrastructure Delivery Branch. This application proposes to change the designation of a split zoned parcel from (RF3) Small Scale Infill Development Zone and (CSC) Shopping Centre Zone to (PU) Public Utility Zone.

This site is currently occupied by an Emergency and Protective Services Use, Edmonton Fire Rescue Services (EFRS), Fire Station No.3. This application brings the use into conformance with appropriate zoning and allows for future expansion and renovations of the existing building. An associated component to this application includes closure of a portion of road right-of-way (abutting lane) for the purposes of relocating the fire station's parking lot.

This application conforms with the McKernan-Belgravia Station Area Redevelopment Plan (ARP) which designates the site for institutional or public utility uses.

## The Application

1. BYLAW 19769 to close portions of the lane for the purpose of consolidation with the adjacent parcel to the west.
2. CHARTER BYLAW 19770 to amend the Zoning Bylaw to rezone the site from (RF3) Small Scale Infill Development Zone and (CSC) Shopping Centre Zone to (PU) Public Utility Zone.

The intent of the application is to facilitate renovations and an expansion to the existing fire station, and to relocate the existing surface parking lot along the eastern portion of the site and areas within the proposed lane closure. As a requirement of the closure, the closure area shall be consolidated with the fire station parcel to the west.

## Site and Surrounding Area

The subject site and closure area are located north of 76 Avenue NW between 112 Street NW and 113 Street NW. The site is currently occupied by Edmonton Fire Rescue Services' Fire Station No. 3 built in 1974. Fire truck access and egress to the site is granted along 76 Avenue NW while vehicular parking for employees and visitors is accessed from the rear lane to the north.

The site is situated adjacent to the McKernan School yard to the west and commercial developments to the east. To the north, across the rear lane and across 76 Avenue NW to the south are low density residential housing in the form of single detached dwellings. Transit services and dedicated bicycle lanes are also provided along both sides of 76 Avenue NW.



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(RF3) Small Scale Infill Development Zone; and (CSC) Shopping Centre Zone.	Emergency and Protective Services (EFRS Fire Station No. 3)
<b>CONTEXT</b>		
North	(RF3) Small Scale Infill Development Zone	Single Detached Houses School Yard
East	(CSC) Shopping Centre Zone	Child Care Services
South	(RF3) Small Scale Infill Development Zone	Single Detached Houses
West	(US) Urban Services Zone; and (RF3) Small Scale Infill Development Zone.	McKernan Public School; and School Yard



VIEW OF THE SITE LOOKING NORTHEAST FROM 76 AVENUE NW



VIEW OF THE SITE LOOKING SOUTHWEST FROM REAR LANE



VIEW OF THE ROAD CLOSURE AREA LOOKING NORTH FROM 76 AVENUE NW

## Planning Analysis

### Land Use Compatibility and Zoning Comparison

The proposed rezoning and lane closure area are adjacent to another institutional facility, the McKernan Public School to the east. Located on 76 Avenue NW, a collector road and secondary corridor as per the City Plan, the proposed PU zone allows for the retention of the existing fire station which has been operational since the mid-1970s. This location is considered compatible

based on its proximity to local main roads of 76 Avenue NW and 114 Street NW while separating itself from lower intensity uses such as the interior portions of the neighbourhood located across the rear lane to the north and across 76 Avenue NW to the south. Based on the current site design layout for vehicular access, the emergency vehicles are limited to access to 76 Avenue NW without the need to navigate to local roads during an emergency. It is anticipated that the site and existing fire station will continue to coexist with adjacent uses and the commercial establishments to the east along the same side as 76 Avenue NW.

The zoning comparison summary below highlights the key differences between the current and proposed zones. The general purpose and allowed uses within the PU zone are better suited for the continuation of the emergency and protective services use on the site. The maximum built form under the PU zoning is also considered compatible with its surrounding areas which allows for a maximum height of 10 metres, or approximately two storeys. This limit of height further translates to an approximate maximum Floor Area Ratio of 1.0 deeming it similar to those Floor Area Ratio maximums under the CSC zone.

	<b>RF3 Zone</b> <i>Current</i>	<b>CSC Zone</b> <i>Current</i>	<b>PU zone</b> <i>Proposed</i>
<b>Purpose</b>	To provide a mixed of small scale housing	To provide for shopping centre developments.	To provide for a system or facilities used to provide for public consumption, benefit, convenience or use.
<b>Emergency and Protective Services Use</b>	Not listed	Not listed	Permitted Use
<b>Maximum Height</b>	10.0 m	16.0 m	10.0 m
<b>Maximum Floor Area Ratio (FAR)/Site Coverage</b>	45 % Site Coverage	FAR 1.0	N/A

## PLANS IN EFFECT

### The City Plan

The City Plan, Edmonton's Municipal Development Plan, provides high level policy for the long term growth of Edmonton. Its concept promotes efficient and compact city building which will incrementally enhance its long-term fiscal efficiency. The proposed rezoning and road closure supports anticipated development patterns for its infill context by allowing for future infrastructure upgrades and rehabilitation to existing facilities to serve Edmonton's growing population. This application also supports Policy 5.4.2 of the City Plan which seeks to ensure rapid support to Edmontonians in times of emergency, disaster and crisis by providing local support.

## McKernan-Belgravia Station Area Redevelopment Plan

The McKernan-Belgravia Station Area Redevelopment Plan (ARP) is in effect for this area. The ARP designates this site as Institutional/Public Utility uses as shown in Appendix I, Development Concept for the McKernan-Belgravia Station Redevelopment Plan. Policies in support for Public Realm facilities such as the fire station site include the vision to accommodate changes to institutional facilities to meet the needs of the community. With the proposed rezoning of this property, this application allows for more appropriate zoning designation that better aligns with the development concept and policies for this Institutional and Public Utilities site.

## **Technical Review**

### **Transportation**

Administration supports the application from a transportation perspective and advises that vehicular access to and from 76 Avenue NW shall be limited to emergency vehicles only. Access and egress for non-emergency vehicles shall be from the rear lane.

Due to the consolidation of the lane closure area with the fire station parcel to the west, modifications to 76 Avenue NW are deemed necessary to support this closure. As a condition of future Development Permit approval, the applicant is expected to extend the bicycle path median adjacent to the site and replace lane crossing with a curb, gutter, and sidewalk.

### **Drainage**

Permanent sanitary and storm servicing for the subject site is available from the existing drainage system in the area. The redevelopment allowed under the proposed zone would not have significant impact on the drainage infrastructure in the area and there are no sewer or drainage facilities that exist within the proposed lane closure area.

### **Environmental**

Phase I and Phase II Environmental Site Assessments (ESA) have been submitted for the proposed application and have identified no contaminants have been found in the proposed road closure area. However, subsurface impacts were identified in the southwest corner of the property due to a former fueling facility located within this vicinity of the site to serve the fire station. At the Development Permit stage, remediation confirmation of this area shall be required as a condition of approval.

### **EPCOR Water**

EPCOR Water supports the proposed rezoning and advises that water main upgrades are required within 76 Avenue NW and 113 Street NW to service the rezoning area and address on-street fire flow protection and hydrant spacing. Based on an Infill Fire Protection Assessment conducted by EFRS, the nearest hydrant has sufficient residual water pressure to supply the site based on a flow rate of 76L/s. Provided that any development proposals do not exceed the current fire flow of 76L/s, upgrades to the water infrastructure shall not be required. Future analysis on on-street fire protection shall be evaluated in detail with a Development Permit application to determine if requirements for fire flow protection exceeds 76L/s to which upgrades indicated by EPCOR water would be confirmed.

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

## Community Engagement

<p><b>ADVANCE NOTICE</b> March 11, 2019</p>	<ul style="list-style-type: none"> <li>● Number of recipients: 79</li> <li>● Number of responses in opposition: 0</li> <li>● Number of responses in support: 1</li> <li>● Comments included: support towards closing the alley</li> </ul>
<p><b>ADVANCE NOTICE</b> March 19, 2021</p>	<ul style="list-style-type: none"> <li>● Number of recipients: 79</li> <li>● No responses received</li> </ul>
<p><b>WEBPAGE</b></p>	<ul style="list-style-type: none"> <li>● <a href="http://edmonton.ca/mckernanplanningapplications">http://edmonton.ca/mckernanplanningapplications</a></li> </ul>

Two advanced notices were sent for this application based on the extended length of review to further explore the environmental considerations for the site. Upon the mailout of the first advanced notices sent on March 11, 2019, administration received a phone call from a member of the McKernan Community league indicating general support towards the application and that the closure of the alley would help prevent shortcutting. No responses were received following the second advanced notice mailout sent on March 19, 2021.

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

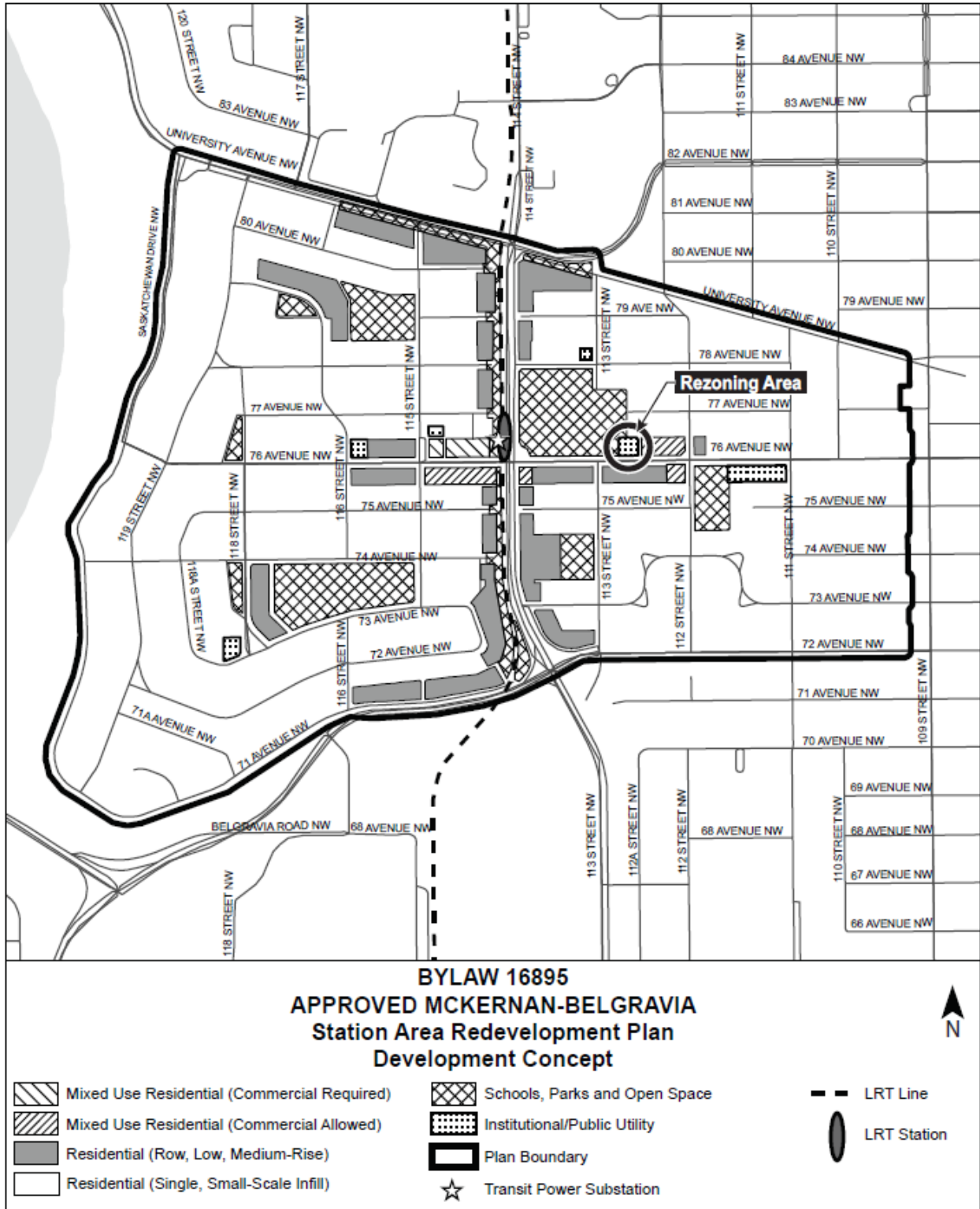
## Conclusion

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

## APPENDICES

- 1 McKernan-Belgravia Station ARP Development Concept
- 2 Application Summary

## MCKERNAN-BELGRAVIA ARP - DEVELOPMENT CONCEPT





## APPLICATION SUMMARY

### INFORMATION

Application Type:	Road Closure & Rezoning
Bylaw & Charter Bylaw:	19769 & 19770
Location:	North of 76 Avenue NW and 95 metres west of 112 Street NW
Address:	11226 - 76 Avenue NW
Legal Description:	Lot 10, Block 9, Plan 7621675
Site Area:	2,010 m <sup>2</sup>
Neighbourhood:	McKernan
Notified Community Organization:	McKernan Community League
Applicant:	City of Edmonton, Integrated Infrastructure Services

### PLANNING FRAMEWORK

Current Zones and Overlays:	(RF3) Small Scale Infill Development Zone and the (MNO) Mature Neighbourhood Overlay; and (CSC) Shopping Centre Zone and the Main Streets Overlay
Proposed Zone:	(PU) Public Utility Zone
Plan in Effect:	McKernan-Belgravia Station Area Redevelopment Plan
Historic Status:	None

Written By:	Marty Vasquez
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination