



REZONING APPLICATION

McKERNAN

11445 – 79 AVENUE NW

To allow for small scale infill development.



RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because it:

- Provides the opportunity for increased density in the McKernan neighbourhood that is compatible with surrounding low density residential development;
- Meets the technical requirements of City departments and utility agencies; and
- Is in conformance with the McKernan-Belgravia Station Area Redevelopment Plan.

THE APPLICATION

CHARTER BYLAW 18486 proposes to rezone the subject site to allow for small scale infill development in the form of semi-detached housing by rezoning from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone.

SITE AND SURROUNDING AREA

The subject site is currently developed as a single detached residential dwelling and is situated south of 79 Avenue NW, midblock between two single detached houses.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF1) Single Detached Residential Zone	Single Detached House
CONTEXT		
North	(RF1) Single Detached Residential Zone	Single Detached House
East	(RF1) Single Detached Residential Zone	Single Detached House
South	(RF1) Single Detached Residential Zone	Single Detached House
West	(RF1) Single Detached Residential Zone	Single Detached House

PLANNING ANALYSIS

Under the current RF1 Zone, redevelopment of the subject site is limited to that of a single detached house due to its midblock location. Additionally, the subject site's narrow lot dimensions remove it from eligibility for subdivision. Rezoning to the RF3 Zone would expand the redevelopment potential of the site by allowing for the development a semi-detached house which would introduce one additional residential unit into the neighborhood. The RF3 Zone will continue to be subject to the Mature Neighborhood Overlay which will ensure that the built form of any future development responds to its surrounding context.

The proposed rezoning is in conformance with the McKernan-Belgravia Station Area Redevelopment Plan which directs small scale infill residential development in this area. While it is a policy of the plan to "generally retain" existing RF1 Zoning in their existing locations (Section 4.4.6, Policy #3), the plan also allows for the consideration of zoning changes to RF3 within 400 meters of the McKernan-Belgravia LRT Station (Section 4.4.6, Policy #4). The subject site is approximately 160 metres from the LRT station making it appropriate for this consideration. It is well served by active modes of transportation with bike paths along 115 Street NW and 114 Street NW. It is also in close proximity to amenities such as McKernan School and Charles Simmonds Park.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT











ADVANCE NOTICE May 9, 2018	<ul style="list-style-type: none">• Number of recipients: 38• No responses
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• www.edmonton.ca/mckernan

CONCLUSION

City Planning recommends that City Council APPROVE this application.

APPENDICES

- 1 Context Plan Map
- 2 Application Summary

-  Mixed Use Residential (Commercial Required)
  Schools, Parks and Open Space
  LRT Line
 Mixed Use Residential (Commercial Allowed)
  Institutional/Public Utility
  Plan Boundary
  LRT Station
 Residential (Row, Low, Medium-Rise)
 Residential (Single, Small-Scale Infill)
  Transit Power Substation

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	18486
Location:	South of of 79 Avenue NW and east of 115 Street NW
Address:	11445 – 79 Avenue NW
Legal Description:	Lot 23, Block 3, Plan 2064S & a portion of Lot 24, Block 3, Plan 2064S
Site Area:	540.127m ²
Neighbourhood:	McKernan
Ward - Councillor:	8 – Ben Henderson
Notified Community Organization(s):	McKernan Community League, Belgravia Community League, Central Area Council of Community Leagues
Applicant:	William Zhimin

PLANNING FRAMEWORK

Current Zone and Overlay:	(RF1) Single Detached Residential Zone & Mature Neighbourhood Overlay
Proposed Zone and Overlay:	(RF3) Small Scale Infill Development Zone & Mature Neighbourhood Overlay
Plan in Effect:	McKernan-Belgravia Station Area Redevelopment Plan
Historic Status:	None

Written By:
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