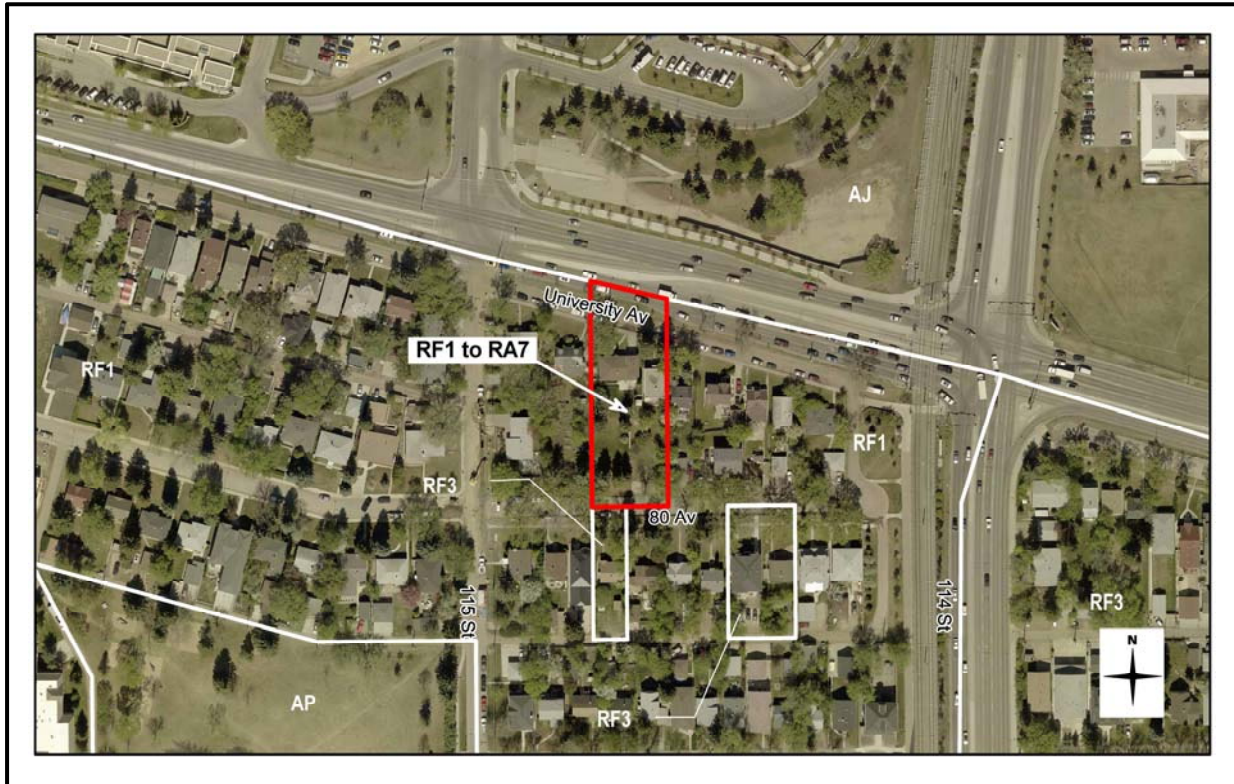


 **REZONING
MCKERNAN**

11441 University Avenue NW

To allow for low-rise residential infill development.



RECOMMENDATION AND JUSTIFICATION

Urban Form and Corporate Strategic Development is in SUPPORT of this application because:

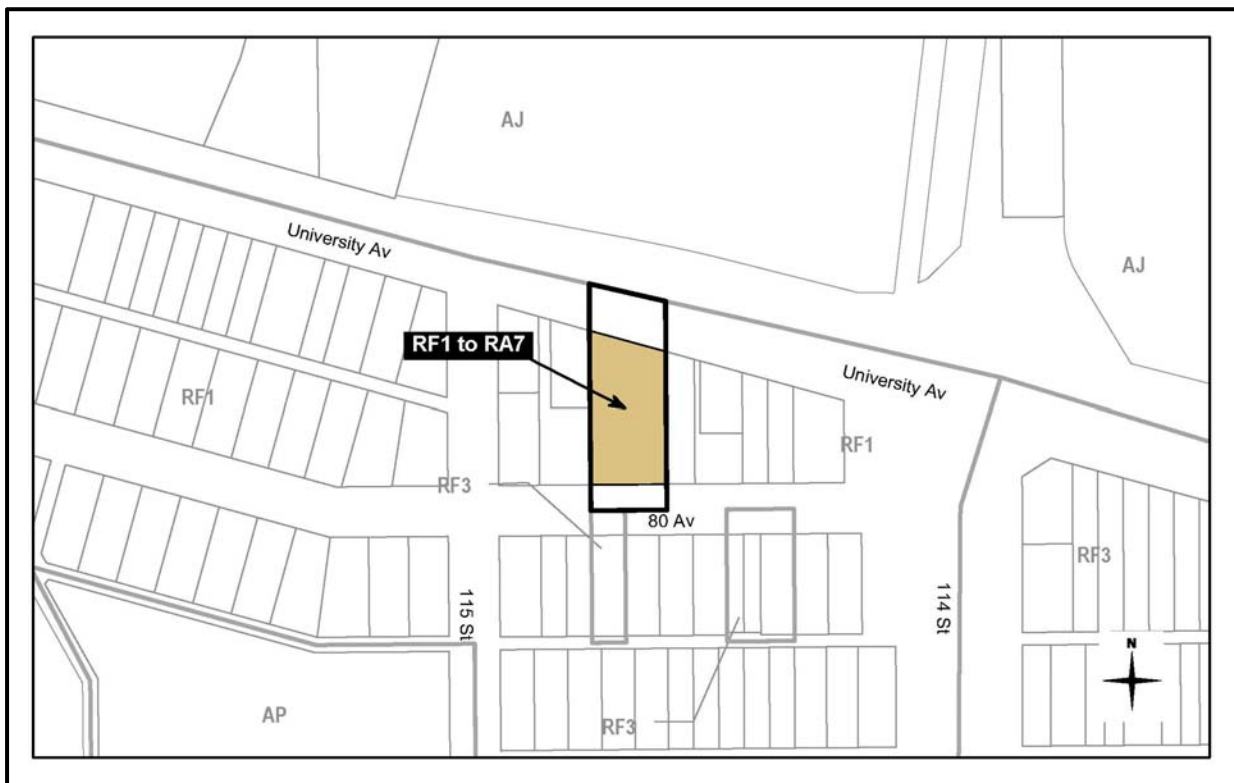
- the site is within a 400m radius of two LRT stations, where low and medium rise apartments are supported under the neighbourhood Area Redevelopment Plan (ARP); and
- it allows development that is compatible with the existing and planned surrounding land uses.

THE APPLICATION

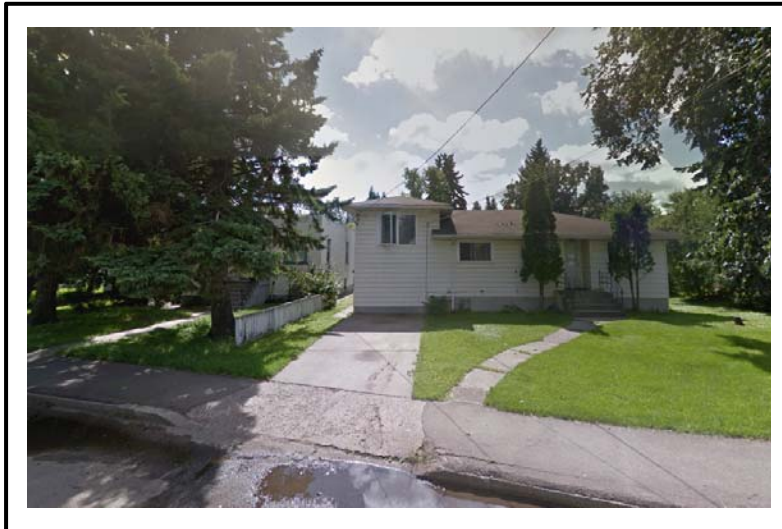
BYLAW 18177 proposes to amend the Zoning Bylaw to rezone a site from (RF1) Single Detached Residential Zone to (RA7) Low Rise Apartment Zone. The applicant intends to develop low rise apartment housing that is compatible with the existing adjacent land uses.

The current RF1 zoning subjects the site to the regulations of the Mature Neighbourhood Overlay. The proposed rezoning will change the applicable overlay to the Medium Scale Residential Infill Overlay.

SITE AND SURROUNDING AREA



	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (RF1) Single Detached Residential Zone 	<ul style="list-style-type: none"> • 2 Single Detached Houses
CONTEXT		
North	<ul style="list-style-type: none"> • (AJ) Alternative Jurisdiction Zone 	<ul style="list-style-type: none"> • University of Alberta campus and medical facilities
East	<ul style="list-style-type: none"> • (RF1) Single Detached Residential Zone 	<ul style="list-style-type: none"> • Single Detached House
South	<ul style="list-style-type: none"> • (RF1) Single Detached Residential Zone • (RF3) Small Scale Infill Development Zone 	<ul style="list-style-type: none"> • Single Detached House • Single Detached House
West	<ul style="list-style-type: none"> • (RF1) Single Detached Residential Zone 	<ul style="list-style-type: none"> • Single Detached House



View from University Avenue NW Facing South



View from 80 Avenue NW Facing North

PLANNING ANALYSIS

MCKERNAN-BELGRAVIA STATION AREA REDEVELOPMENT PLAN

This site falls within the University Avenue Corridor land use precinct of the McKernan-Belgravia Station ARP and is located within a 400m radius of the McKernan-Belgravia LRT Station and the Health Sciences Jubilee LRT Station. The ARP supports the rezoning from RF1 to RA7 within the University Avenue Corridor as these parcels are situated on a major arterial roadway (University Avenue), in close proximity to the University of Alberta's north campus, have good access to two LRT stations and is located on the edge of the neighbourhood.

The McKernan-Belgravia Station ARP policies for the University Avenue Corridor permit new development appropriate in this area, up to a maximum of 6 storeys, in the form of low and medium rise apartment housing through rezoning to the (RA7) Low Rise Apartment Zone or (RA8) Medium Rise Apartment Zone. The redevelopment of this site will provide for higher density housing choices within walking distance of the LRT station, and is consistent with the policies of the McKernan-Belgravia ARP.

MEDIUM SCALE RESIDENTIAL INFILL OVERLAY

The regulations of the Medium Scale Residential Infill Overlay apply to this site, and will ensure that new development will not negatively impact the existing residential properties along the block. The Overlay specifically considers the size and scale of new low-rise developments by requiring increased setbacks and building façade stepbacks for buildings over 8.6m (approximately 2 ½ Storeys) when a proposal is adjacent to a zone that allows Single Detached Housing as a permitted use. Setbacks to the Front Lot Line are required to be consistent with the Setbacks of developments on adjacent sites and the general context of the block face. The Overlay also includes specific design regulations to ensure an enhanced and pedestrian-friendly streetscape.

TRANSIT ORIENTED DEVELOPMENT

The application aligns with Edmonton's Transit Oriented Development Guidelines which supports low-rise apartment housing along arterial and collector roads in Neighbourhood Station Areas.

TECHNICAL REVIEW

EPCOR's upgrading requirements for water servicing and fire hydrant spacing will be dealt with at the time of development permit review.

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

VEHICULAR ACCESS

Transportation has advised that front access from the University Avenue NW service road will not be permitted, to allow for future development of a Greenway, in accordance with the policies of the McKernan-Belgravia ARP.

The applicant has executed a Restrictive Covenant in favour of the City of Edmonton to prohibit future vehicular access to the University Avenue Service Road.

PUBLIC ENGAGEMENT

In accordance with the McKernan-Belgravia Station ARP, the applicant was required to consult with the McKernan Community League, prior to submitting a rezoning application to the City. The applicant indicated that the community League had no concerns.

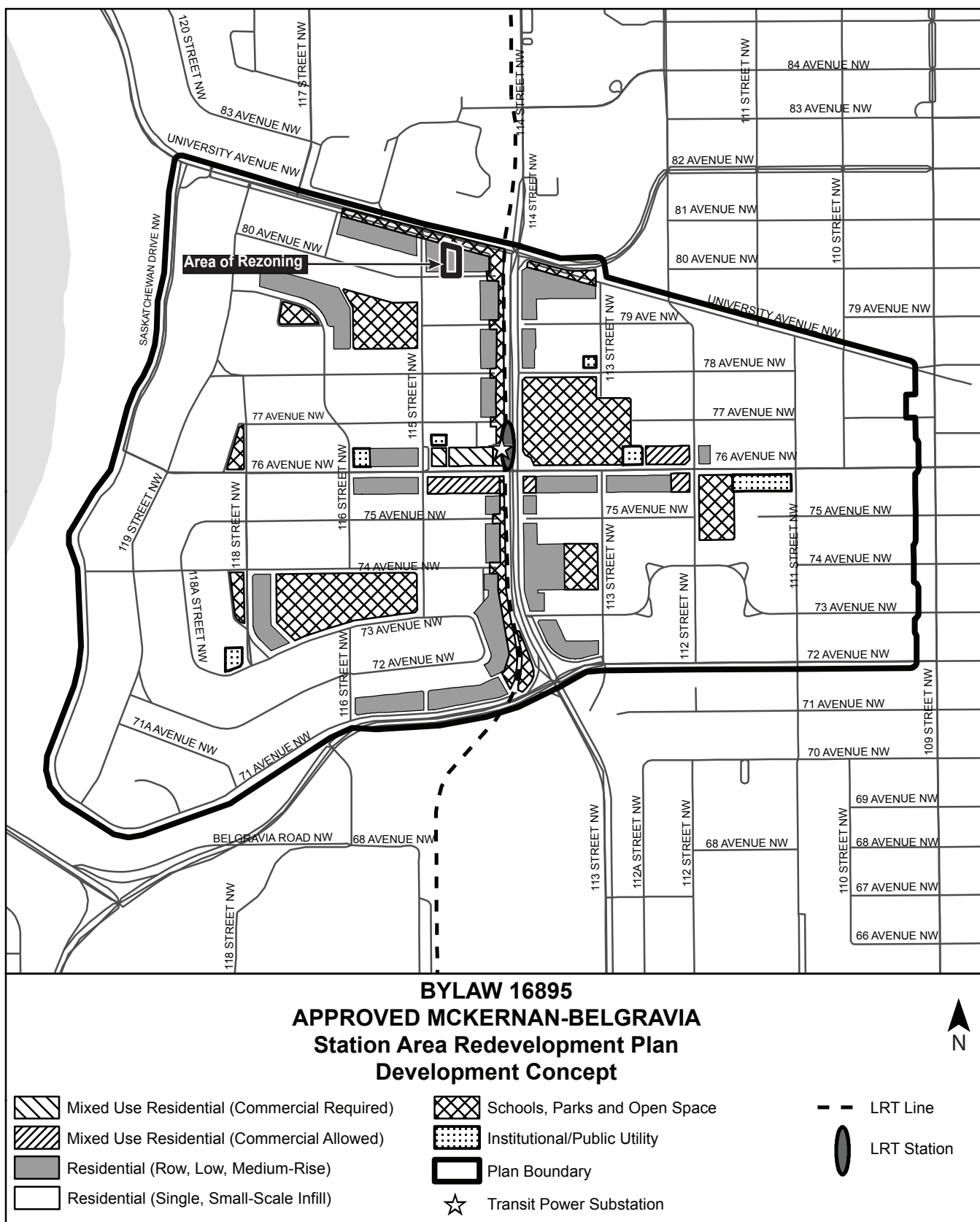
ADVANCE NOTICE October 6, 2016	<ul style="list-style-type: none">● Number of recipients: 34● Number of responses with concerns: 1● Common comments included:<ul style="list-style-type: none">○ Maximum height restrictions○ Parking requirements/provisions
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CONCLUSION

Urban Form and Corporate Strategic Development recommends that City Council APPROVE this application.











APPENDICES

- 1 Context Plan Map
- 2 Application Summary



BYLAW 16895
APPROVED MCKERNAN-BELGRAVIA
Station Area Redevelopment Plan
Development Concept



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

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw:	18177
Location:	South of University Avenue NW, west of 114 Street NW, north of 80 Avenue NW, and east of 115 Street NW
Address:	11441 University Avenue
Legal Descriptions:	Lots 8-10, Block 5, Plan 2064S
Site Area:	1,721.489 m ²
Neighbourhood:	McKernan
Ward - Councillor:	6- Ben Henderson
Notified Community Organizations:	Belgravia Community League, Central Area Council of Community Council, Mckernan Community League, Windsor Park Community League
Applicant:	BG Development Services

PLANNING FRAMEWORK

Current Zone and Overlay:	(RF1) Single Detached Residential Zone, Mature Neighbourhood Overlay
Proposed Zone and Overlay:	(RA7) Low Rise Apartment Zone, Medium Scale Residential Infill Overlay
Plan(s) in Effect:	McKernan-Belgravia Station Area Redevelopment Plan
Historic Status:	None

Written By:	Fiona Hamilton
Approved By:	Tim Ford
Department:	Urban Form and Corporate Strategic Development
Section:	Planning Coordination