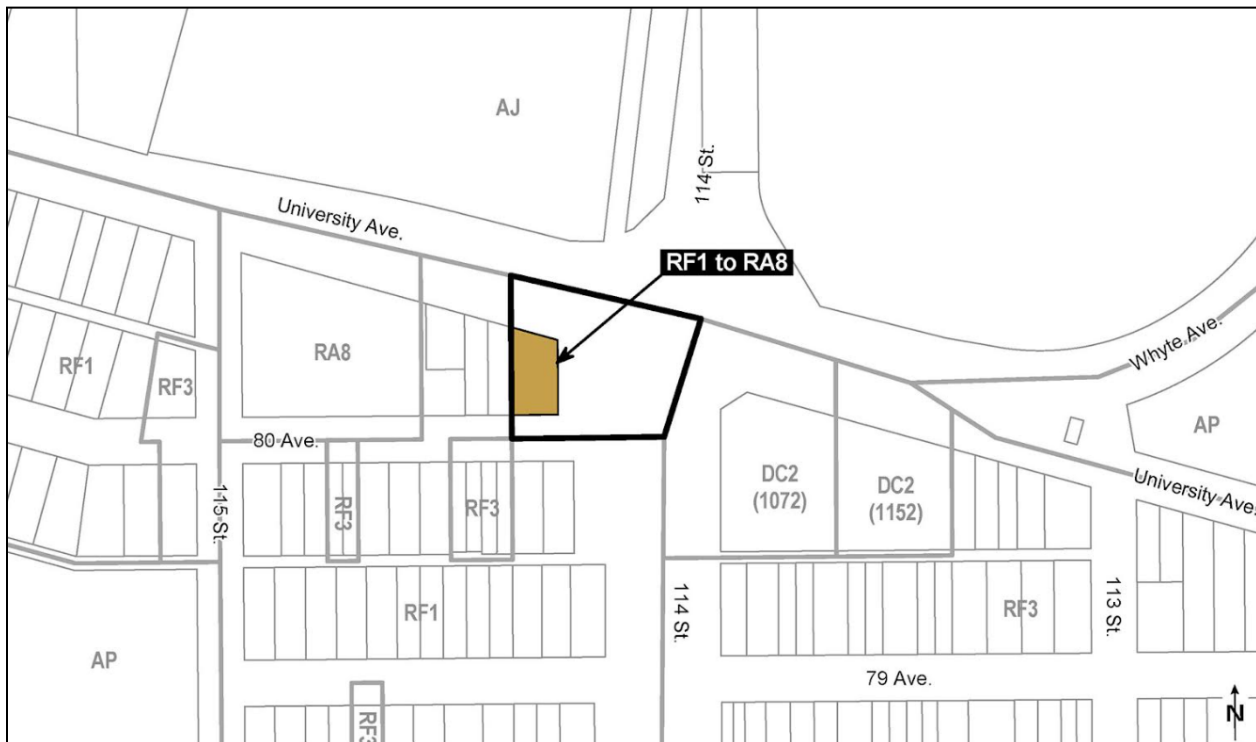


## 11419 - University Avenue NW

To allow for medium rise multi-unit housing.



**Recommendation:** That Charter Bylaw 20282 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (RA8) Medium Rise Apartment Zone be APPROVED.

Administration **SUPPORTS** this application because it:

- conforms with the McKernan-Belgravia Station Area Redevelopment Plan (ARP);
- appropriately integrates with its surrounding context through setbacks, stepbacks and other urban design regulations; and
- supports the intensification of a Major Node, as directed by the City Plan, by allowing for additional density in a mid-rise form that can capitalise on the area's mass transit and employment opportunities.

## Application Summary

**CHARTER BYLAW 20282** will amend the Zoning Bylaw, as it applies to the subject site, from (RF1) Single Detached Residential Zone to (RA8) Medium Rise Apartment Zone for the purpose of accommodating mid rise residential development with a height of approximately 6 storeys, and limited commercial opportunities at the ground level.

This application was accepted on January 26, 2022 from Yi Hanwell.

This proposal aligns with the McKernan-Belgravia Station Area Redevelopment Plan (ARP) which designates this site for up to 6 storeys in height. The proposal also aligns with the goals and policies of the City Plan by allowing for the further intensification of the University-Garneau Major Node which supports mid rise development, as proposed.

## 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 is proposing standard zoning which conforms to the statutory plan in effect for this area, the McKernan-Belgravia Station ARP.

The basic approach included the following techniques:

**Advance Notice**, February 4, 2022

- Number of recipients: 22
- Number of responses with concerns: 3

### Webpage

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

### Comments heard throughout the various methods include:

- With the west side of this block having recently been redeveloped as a mid-rise building, there is concern that the existing single detached housing which is located internally along this block, will become isolated with the redevelopment of this site, creating challenges for existing homeowners to either sell or redevelop their properties.
- The subject site is relatively small, which may impact the viability of constructing up to 6 storeys on this site.

The McKernan Community League Development Committee expressed concerns regarding the size of this site and whether a building could be viably built to the extent of the proposed RA8 Zone of 23 metres or approximately 6 storeys. Administration responded to the Development Committee and acknowledged that the site's size could be a limiting factor in achieving up to 6 storeys. However, Administration also pointed out that these details are unknown at this time, with no site plan or building elevations to review, a step which is conducted after rezoning, during the development permit review.

The RA8 Zone allows for up to approximately 6 storeys, which aligns with the McKernan-Belgravia ARP which also designates this site for up to 6 storeys. Ultimately, any development on this site that is 6 storeys or less is deemed to be in conformance with the ARP.

## **Site and Surrounding Area**

The subject site is located at the north edge of the McKernan neighbourhood, at the southwest corner of University Avenue and 114 Street, and is currently occupied by a single detached house. The site is mostly surrounded by single detached housing, with the exception of land beyond University Avenue which is used for a variety of institutional and education uses, anchored by the University of Alberta Hospital and University of Alberta campus.

A significant portion of this residential block, between 115 and 114 Street, north of 80 Avenue, has experienced substantial change recently with the construction of a mid-rise residential building, in general conformance with the redevelopment policies of the ARP. Similar changes are occurring further east along University Avenue, on the opposite side of 114 Street, where a significant portion of land has been rezoned in the last few years to accommodate mid rise development.

The site has excellent access to alternative modes of transportation with the McKernan / Belgravia and Health Sciences LRT stops being within approximately 350 metres of this site, as well as bus service which operates along both 114 Street and University Avenue. Bicycle routes are also available in close proximity to this site, along the shared use path within the LRT right-of-way and along 115 Street.



Aerial view of application area

|                     | EXISTING ZONING                                   | CURRENT USE                             |
|---------------------|---|---|
| <b>SUBJECT SITE</b> | (RF1) Single Detached Residential Zone            | Single Detached House                   |
| <b>CONTEXT</b>      |   |   |
| North               | (A) Alternative Jurisdiction                      | University of Alberta Campus / Hospital |
| East                | (DC2) Site Specific Development Control Provision | Vacant                                  |
| South               | (RF1) Single Detached Residential Zone            | Single Detached Housing                 |
| West                | (RF1) Single Detached Residential Zone            | Single Detached House                   |



*View of the site looking southeast from University Avenue (service road)*



*View of the site looking north from 80 Avenue NW*

## **Planning Analysis**

### **McKernan - Belgravia Station Area Redevelopment Plan (ARP)**

This statutory plan recognizes the proximity of the subject site to the LRT stops, located along 114 Street, and provides opportunity for higher density zoning to be used along the LRT corridor and major roadways. Within the ARP, the subject site is identified as being within the University Avenue Corridor land use precinct which is designated for medium rise apartment development, using the (RA8) Zone, allowing up to 6 storeys (23 metres) in height - see Appendix 1 attached to this report.

In addition to the direction for the use of the RA8 Zone at this site, the ARP also speaks to maintaining the opportunity for the future conversion of the University Avenue service road and 114 Street for a greenway

and open space. To meet this direction, Administration has prepared a Restrictive Covenant that will be registered on title to restrict access from the University Avenue service road and 114 Street.

## City Plan

The University area is identified as a Major Node within the City Plan. A Major Node is a large-scale urban centre that serves multiple districts and is typically anchored by public institutions and significant employment centres, in this case the University Hospital and University of Alberta campus. Major nodes capitalize on excellent transit access and support higher density development and a wide mixture of land uses. Supported built forms include mid rise and high rise buildings.

## Land Use Compatibility

The compatibility of the RA8 Zone with existing single detached housing was considered as part of the ARP by directing higher density zoning, like the RA8 Zone, to be along major roadways and the LRT corridor. As this site is located at the northeast corner of the neighbourhood, impacts from a larger and denser building on this site will be kept away from the lower scale interior of the neighbourhood.

The subject site is surrounded on three sides by road right of way, with the exception of the site's west side, which is bordered by a single detached house. As a result, this western edge is considered to be the site's most sensitive edge. To mitigate impacts from a larger built form, the RA8 Zone requires a minimum 3 metre setback from this property line, with an additional minimum setback of 6 metres above 14.5 metres in height (or approximately 4 storeys). This is an appropriate transition between a mid-rise building and single detached house. Other minimum setback requirements (front: 6 metres, flanking: 3 metres, rear: 7.5 metres) are all considered to be suitable setback requirements which will ensure compatible integration between new development and the general setback character of a mature neighbourhood.

Further design requirements of the RA8 Zone to ensure appropriate neighbourhood integration include:

- individual entrances for ground level dwellings, when facing a public roadway;
- design techniques such as articulation of building façades, to minimize the perception of massing and provide visual interest; and
- consideration of window and amenity placement to minimize overlook into adjacent properties.

## **Technical Review**

### **Transportation**

With redevelopment of the site, no vehicular access shall be permitted along the University Avenue NW or 114 Street NW service roads to allow for the future development of a shared-use path and multi-purpose greenway, as per the McKernan-Belgravia Station Area Redevelopment Plan. Vehicular access to the site shall be from 80 Avenue NW.

### **Transit**

ETS operates a number of bus routes near the site, including frequent transit service on 114 Street NW. A “rapid-enhanced” city-wide bus route is anticipated to operate on 114 Street NW in the future as part of the mass transit network associated with the 1.25 million population scenario of the Edmonton City Plan.

### **Drainage**

Development allowed under the proposed zone would be required to include on-site stormwater management techniques, utilizing a controlled outflow rate to mitigate its impact on the existing drainage infrastructure. Details of the required on-site stormwater management will be reviewed at the Development Permit stage.

### **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. Water service is available to this site from the existing 200mm water main within University Avenue.









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

# Appendices

- 1 Context Plan Map
- 2 Application Summary



Figure 15: Development Concept

-  Mixed Use Residential (Commercial Required)
-  Mixed Use Residential (Commercial Allowed)
-  Residential (6 storey max)
-  Residential (4 storey max)
-  Small Scale Residential Infill
-  Parks and Open Space
-  Institutional / Public Utility Uses
-  Plan Boundary



## Application Summary

### Information

|  |  |
|--|--|
| <b>Application Type:</b>                   | Rezoning   |
| <b>Charter Bylaw:</b>                      | 20282  |
| <b>Location:</b>                           | Southwest corner of University Avenue NW and 114 Street NW                               |
| <b>Address:</b>                            | 11419 - University Avenue NW   |
| <b>Legal Description:</b>                  | Lot 3, Block 5, Plan 2064S   |
| <b>Site Area:</b>                          | 710 m2   |
| <b>Neighbourhood:</b>                      | McKernan   |
| <b>Ward:</b>                               | papastew   |
| <b>Notified Community Organization(s):</b> | McKernan Community League<br>Windsor Park Community League<br>Belgravia Community League |
| <b>Applicant:</b>                          | Yi Hanwell   |

### Planning Framework

|                                  |  |
|----------------------------------|--|
| <b>Current Zone and Overlay:</b> | (RF1) Single Detached Residential Zone<br>(MNO) Mature Neighbourhood Overlay |
| <b>Proposed Zone:</b>            | (RA8) Mid Rise Apartment Zone  |
| <b>Plan in Effect:</b>           | McKernan-Belgravia Station Area Redevelopment Plan                           |
| <b>Historic Status:</b>          | None   |

|              |                       |
|--------------|-----------------------|
| Written By:  | Stuart Carlyle        |
| Approved By: | Claire St. Aubin      |
| Branch:      | Development Services  |
| Section:     | Planning Coordination |