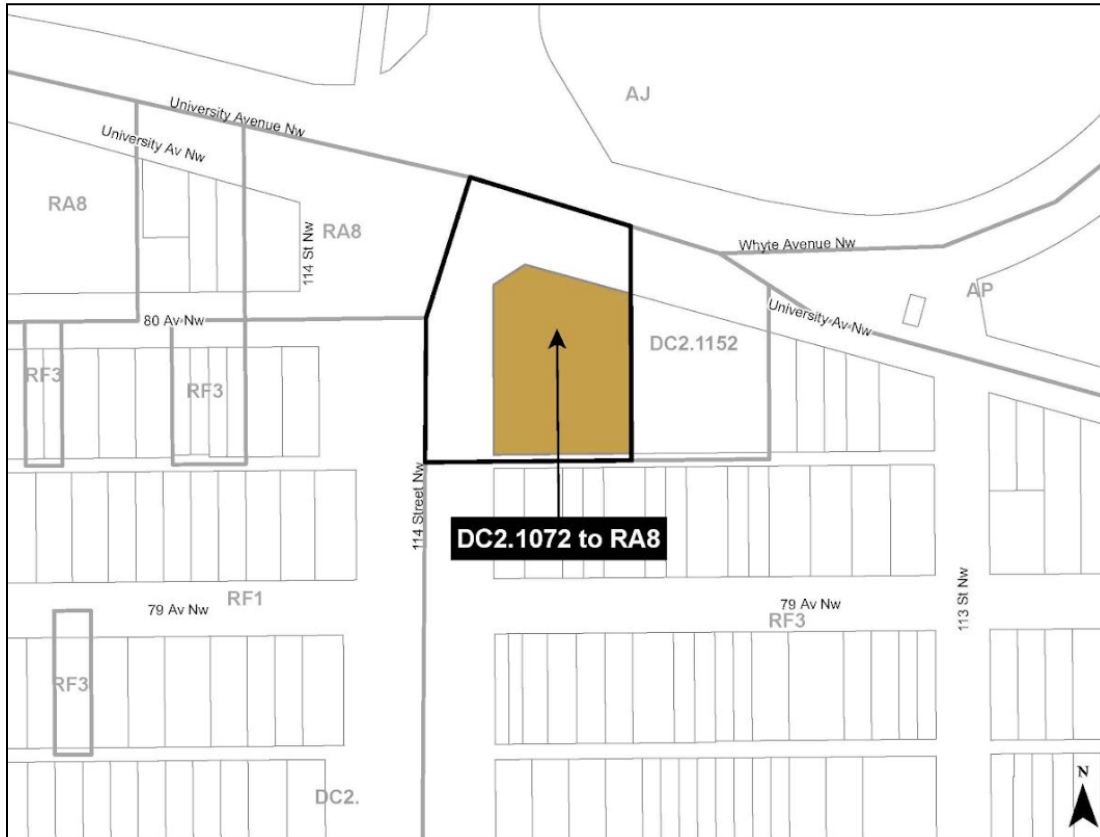


7915 - 114 Street NW

To allow for medium rise multi-unit housing.



Recommendation: That Charter Bylaw 20361 to amend the Zoning Bylaw from (DC2) Site Specific Development Control Provision 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.
- 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 20361 will amend the Zoning Bylaw, as it applies to the subject site, from (DC2) Site Specific Development Control Provision 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 September 15, 2022, from Ardor Ltd. on behalf of WerkLiv.

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, September 20, 2022

- Number of recipients: 20
- Number of responses: 0

Webpage

- edmonton.ca/mckernanplanningapplications

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

Site and Surrounding Area

The subject site is located at the southeast corner of University Avenue and 114 Street, and is currently vacant. To the west and south of the site is a mix of single and semi-detached housing. The site immediately east is currently under construction for a mid rise multi-unit building. Land beyond University Avenue is used for a variety of institutional and education uses, anchored by the University of Alberta Hospital and University of Alberta campus.

Alternative modes of transportation are readily accessible with the McKernan / Belgravia and Health Sciences LRT stops being within approximately 300 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
SUBJECT SITE	(DC2) Site Specific Development Control Provision	Vacant
CONTEXT		
North	(AJ) Alternative Jurisdiction	University of Alberta Campus / Hospital
East	(DC2) Site Specific Development Control Provision	Mid Rise Apartment (under construction)
South	(RF3) Small Scale Infill Development Zone	Single and Semi Detached Housing
West	(RF1) Single Detached Residential Zone	Single Detached Housing



View of the site looking northeast from 114 Street NW



View of the site looking east from the intersection of University Avenue and 114 Street NW

Planning Analysis

Land Use Compatibility

The purpose of the existing DC2 Provision is to allow for a medium rise multi-unit building with opportunities for small-scale commercial uses on the ground floor. The proposed RA8 Zone provides the same purpose, albeit through standardised development regulations that are not site specific. The key differences between the existing and proposed zones are outlined below.

Zoning Comparison Summary

	DC2.1072 Current	RA8 Proposed
Principal Building	Multi-Unit Housing	Multi-Unit Housing
Maximum Height	25 m	23 m

Floor Area Ratio	3.5	3.0 - 3.3
Number of Units	155	n/a
Setbacks		
North	2.0 m	4.5 m
Lane - South	7.0 m	7.5 m
East	4.5 m	3.0 m
114 Street - West	2.0 m	3.0 m

These adjustments are minor in nature and, as such, there are little to no additional impacts anticipated to surrounding properties with this proposal. The proposed zone remains in alignment with the statutory plan in effect for this area, the McKernan - Belgravia Station Area Redevelopment Plan, as outlined below.

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.

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.

Technical Review

Transportation

McKernan has among the highest mode splits in the City, with approximately 36 percent of trips to work made by an alternative mode (not driving a vehicle). The proposed development is ideally situated to take advantage of existing transportation infrastructure including a shared use path along 114 Street, bike facility along 76 Avenue and LRT at the McKernan/Belgravia station. Vehicular access to the site will be from the abutting lane. Lane upgrades and public realm improvements along 114 Street including construction of boulevard sidewalk will be required with the development.

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

The applicant has submitted a Drainage Servicing Report that has been reviewed and accepted by Administration for the purpose of supporting this rezoning application. 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 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.

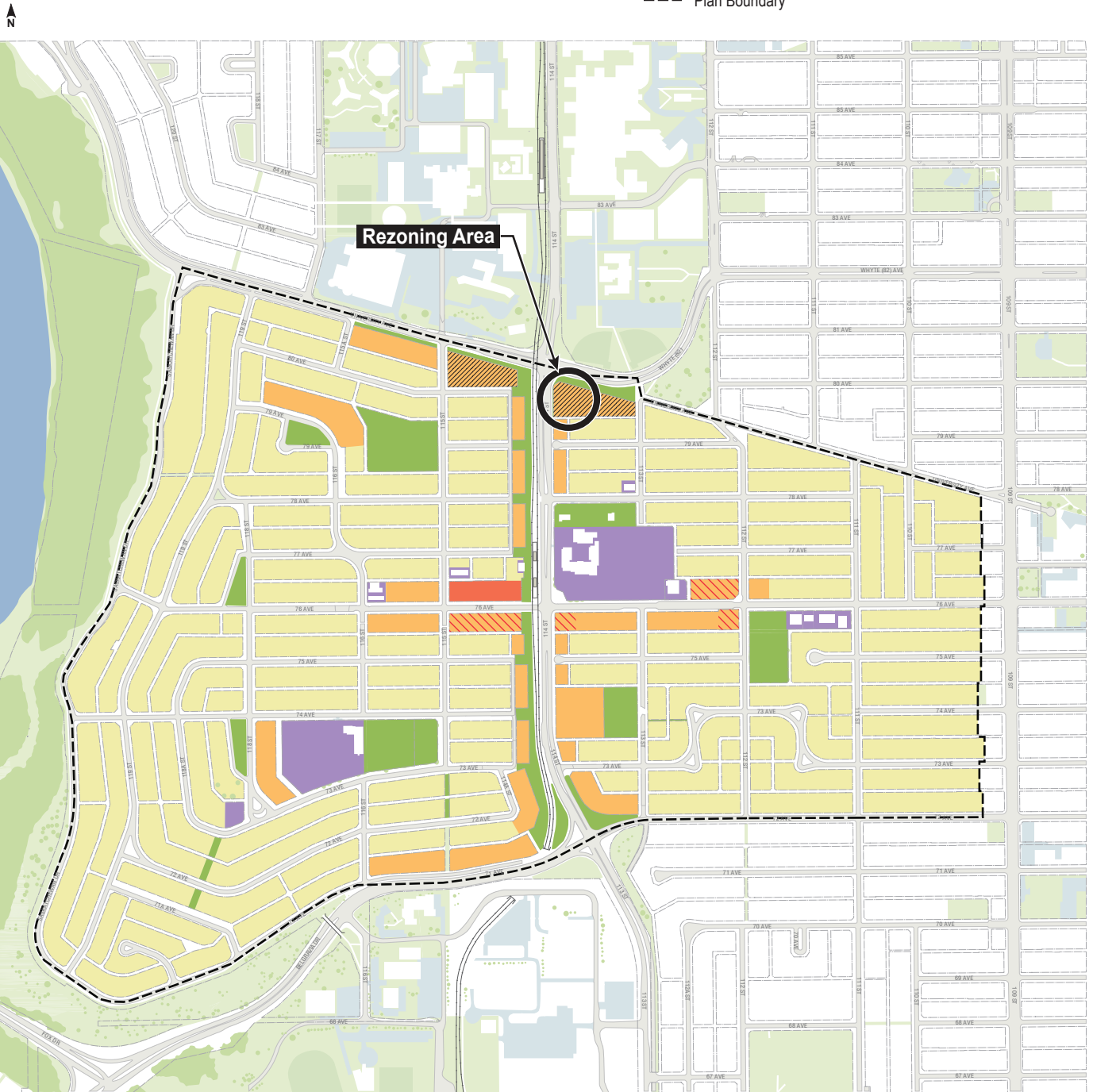
All other comments from affected City Departments and utility agencies have been addressed

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

Application Type:	Rezoning
Charter Bylaw:	20361
Location:	Southwest corner of University Avenue and 114 Street
Address:	7915 - 114 Street
Legal Description:	Lots 17 - 21, Block 6, Plan 2064S
Site Area:	3,224 m2
Neighbourhood:	McKernan
Ward:	papastew
Notified Community Organization(s):	McKernan Community League Windsor Park Community League Belgravia Community League
Applicant:	Ardor Ltd.

Planning Framework

Current Zone:	(DC2) Site Specific Development Control Provision
Proposed Zone:	(RA8) Mid Rise Apartment Zone
Plan in Effect:	McKernan-Belgravia Station Area Redevelopment Plan
Historic Status:	None

Written By:	Stuart Carlyle
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination