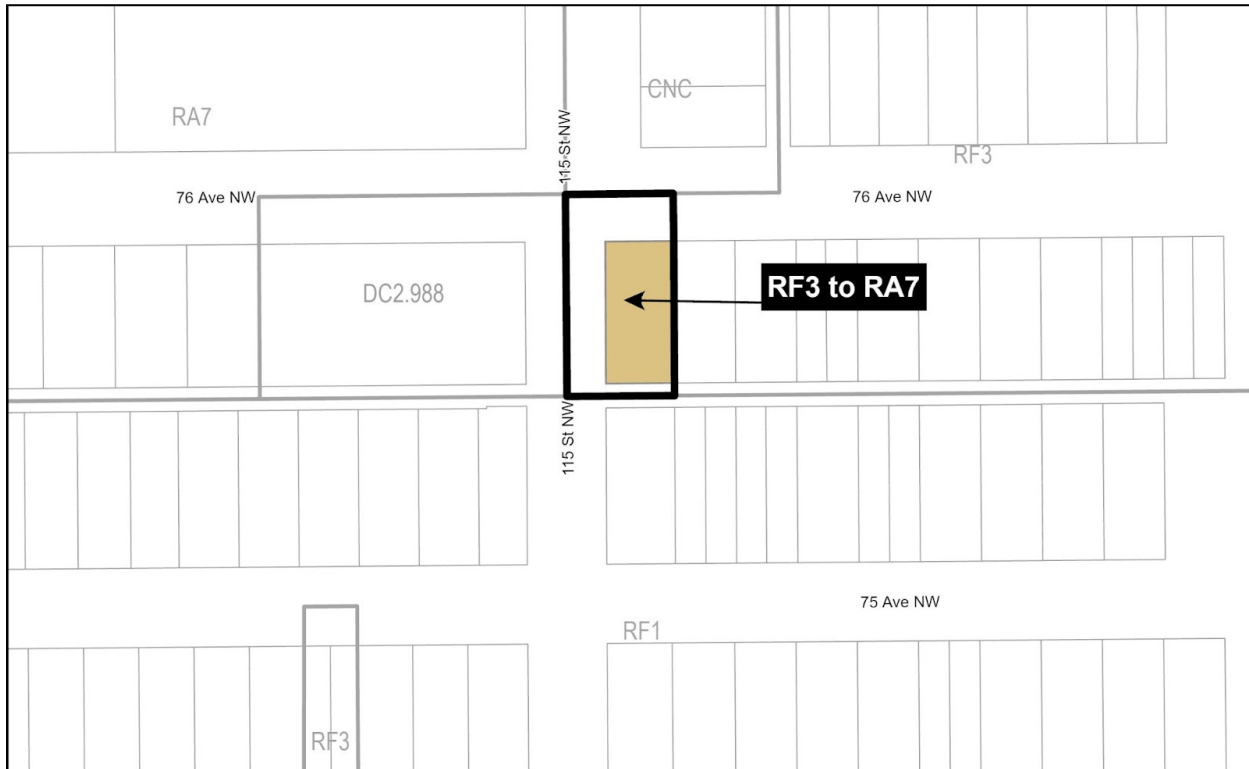


## 11447 - 76 Avenue NW

To allow for low rise multi-unit housing, Belgravia



**Recommendation:** That Charter Bylaw 20507 to amend the Zoning Bylaw from the (RF3) Small Scale Infill Development Zone to the (RA7) Low Rise Apartment Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Aligns with the land use concept in the McKernan-Belgravia Station Area Redevelopment Plan;
- Aligns with infill objectives of The City Plan by increasing density at an appropriate location within the 76 Avenue NW Secondary Corridor and close to the McKernan-Belgravia LRT Stop
- Proposes a built form that is compatible with surrounding built forms.

## Application Summary

This application was accepted on March 14, 2023, from BM Homes Ltd.

**CHARTER BYLAW 20507** would amend the Zoning Bylaw, as it applies to the subject site, from the (RF3) Small Scale Infill Development Zone to the (RA7) Low Rise Apartment Zone to allow for low rise multi-unit housing with limited commercial opportunities at the ground level.

The proposed rezoning conforms with the land use concept in the McKernan-Belgravia Station Area Redevelopment Plan (ARP). Additionally, it conforms with The City Plan direction for secondary corridors by allowing for a low-rise building which will facilitate residential intensification within 400 metres of the McKernan-Belgravia LRT stop.

## Community Insights

Based on the characteristics of this application the file was brought forward to the public using a basic approach. This approach was selected because the application follows statutory/non-statutory plans and planning policies in place, completes anticipated development for the area, and no responses to the mailed notice were received.

The basic approach included the following techniques:

### Mailed notice of proposed land use changes,

- Number of recipients: 138
- Number of responses: 0

### Webpage

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

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

## Site and Surrounding Area

The corner site is approximately 626 m<sup>2</sup> in area, located within the northeastern portion of the Belgravia neighbourhood. Vehicular access is currently from 115 Street NW. ETS currently operates school special and community bus service on 76 Ave NW, and frequent, local, and school special bus service on 114 Street NW. There is a bus stop adjacent to the site along 76 Ave NW and the McKernan-Belgravia LRT station is approximately 200 m from the site. There are bike routes in the form of shared pathways along 76 Avenue NW and 114 Street NW, and shared roadways - lower traffic along 115 Street NW.

Open space and gathering places in proximity to the site include: Gowan Park, McKernan Public School, McKernan Community League, Belgravia Park, Belgravia Public School, Belgravia Community League, Charles Simmonds Park, and a small commercial hub adjacent to the site (north).



Aerial view of application area

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(RF3) Small Scale Infill Development Zone	Single detached house
<b>CONTEXT</b>		
North	(CNC) Neighbourhood Convenience Commercial Zone	Two storey commercial building Restaurant and speciality food services
East	(RF3) Small Scale Infill Development Zone	Single detached house
South	(RF1) Single Detached Residential Zone	Single detached house
West	(DC2) Site Specific Development Control Provision	Low rise multi-unit housing



View of the site looking south from 76 Ave NW (Google Streetview May, 2022)



View of the site looking east from 115 St NW (Google Streetview May, 2022)

## Planning Analysis

### The City Plan

The site is located within the 76 Avenue NW Secondary Corridor. Secondary Corridors are envisioned to be vibrant residential and commercial streets that serve as a local destination for surrounding communities. The typical massing envisioned for secondary corridors is low-rise and mid-rise. The proposed rezoning for low-rise multi-unit housing with ground level commercial opportunities conforms to the direction provided in The City Plan, and contributes to residential intensification in the corridor. Additionally, the proposed rezoning helps to achieve The City Plan target of adding 50% of net new units through infill city-wide and contributes to the livability and adaptability of the area by increasing density in proximity to active transportation, public transportation, open space, commercial opportunities, and gathering places.

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

The proposed rezoning conforms to the McKernan-Belgravia Station Area Redevelopment Plan (ARP). The site is located within the '76 Avenue Corridor Land Use Precinct' which allows for low rise apartments and ground floor retail using the RA7 Zone, with a maximum height of four storeys. *Figure 15: Development Concept* designates the site as 'mixed use residential (commercial allowed), and *Figure 23: Height Strategy* designates four storeys as the maximum height for the site.

### Transit Oriented Development (TOD) Guidelines

The proposed rezoning conforms to the TOD Guidelines. The McKernan-Belgravia LRT Station is within 400 m of the site, and is considered a 'neighbourhood station' as per the TOD Guidelines. Low-rise apartments are permitted on sites which front or flank a collector roadway: 76 Avenue NW abuts the site, and is a collector roadway. Ground floor retail is also permitted.

## Land Use Compatibility

The proposed RA7 Zone allows for a 16.0 metre tall building (approximately four storeys), with limited opportunities for commercial uses at ground level.

The proposed RA7 Zone introduces a potential for limited commercial uses on the site including, but not limited to: child care services, specialty food services, and general retail stores. Regulations are included that restrict them in size (275 m<sup>2</sup> of floor area) and location (ground floor only) to ensure compatibility with residential development both within the same building and on adjacent sites.

The scale of the proposed RA7 Zone is compatible with lower intensity residential forms such as single detached houses, and small scale multi-unit housing (see comparison table and graphics below), and it is common for these forms to exist adjacent to one another, particularly along important corridors such as 76 Avenue NW. West of the site, there are existing low rise multi-unit buildings abutting small scale residential buildings such as single detached houses. A more detailed comparison between the current RF3 Zone and the proposed RA7 Zone is provided below:

### RF3 & RA7 Comparison Summary

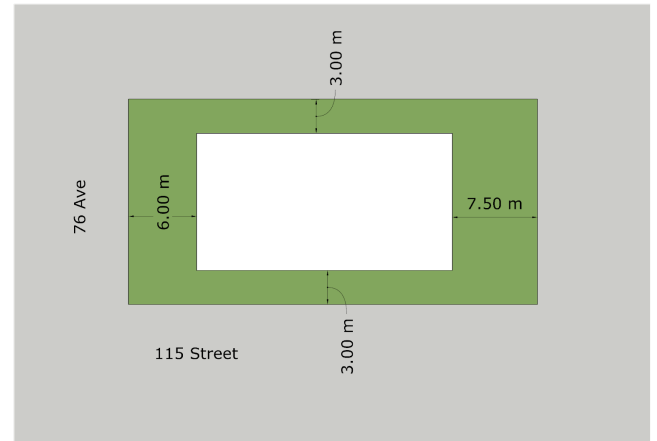
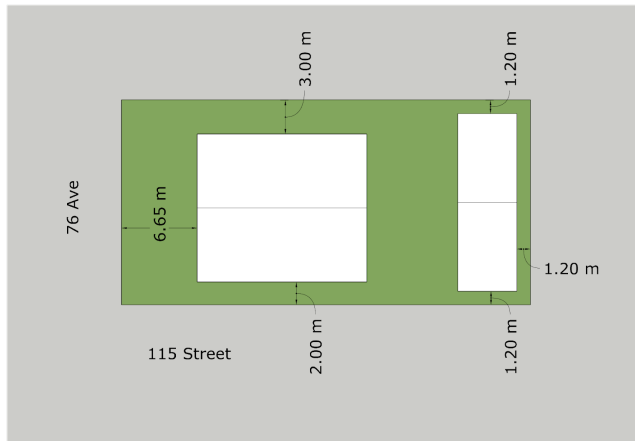
	<b>RF3 + MNO Current</b>	<b>RA7 Proposed</b>
<b>Principal Building</b>	Multi-unit housing	Multi-unit housing
<b>Maximum Height</b>	8.9 m	14.5 m (flat roof) 16.0 m (pitched roof)
<b>Front Setback Range</b> (76 Ave NW)	6.65 m - 9.65 m	6.0 m
<b>Minimum Interior Side Setback</b>	3.0 m	3.0 m
<b>Minimum Flanking Side Setback</b> (115 St NW)	2.0 m	3.0 m
<b>Minimum Rear Setback</b> (Lane)	14.4 m (40% of site depth)	7.5 m (40% of site depth)
<b>Maximum Site Coverage</b>	45%	n/a
<b>Maximum Floor Area Ratio</b>	n/a	2.3 - 2.5

<b>Maximum Number of Principal Dwellings</b>	Four (4) principal dwellings Four (4) secondary suites Four (4) garden suites	n/a
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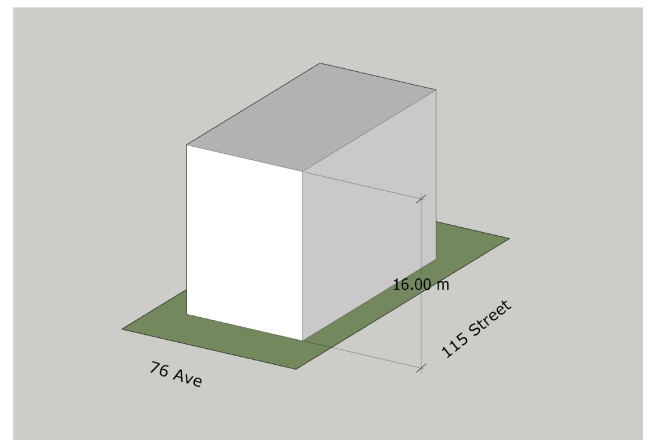
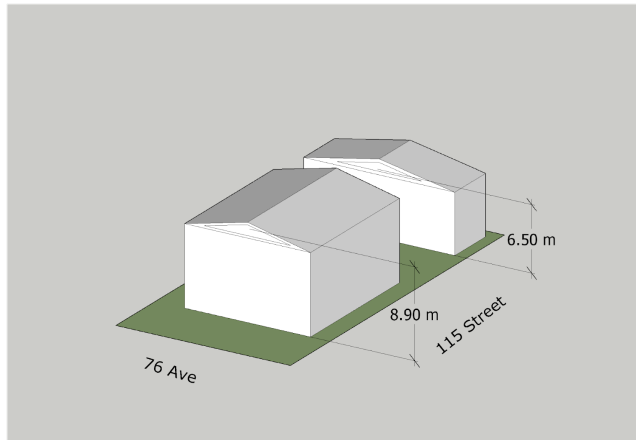
**POTENTIAL RF3 BUILT FORM**

**POTENTIAL RA7 BUILT FORM**

**Top view**



**3D view**



**Technical Review**

**Transportation**

Upon redevelopment of the subject site, vehicular access will be from the adjacent east-west lane as per the zoning bylaw requirements. The applicant will be required to upgrade the adjacent lane to a commercial alley standard to support this development.

## **Transit**

ETS currently operates bus service on 76 Avenue NW and 114 Street NW. There is a bus stop adjacent to the site along 76 Ave NW and the McKernan-Belgravia LRT station is approximately 200m walking distance from the site. A mass transit bus route is anticipated to operate nearby on 114 Street NW as part of the future mass transit network associated with the 1.25 million population scenario of The 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**










Edmonton Fire Rescue Services has performed a risk-based Infill Fire Protection Assessment and determined that the site is functionally compliant with the municipal standards. Therefore, upgrades to existing municipal fire protection infrastructure is not required. This could potentially be re-evaluated at the development permit stage.

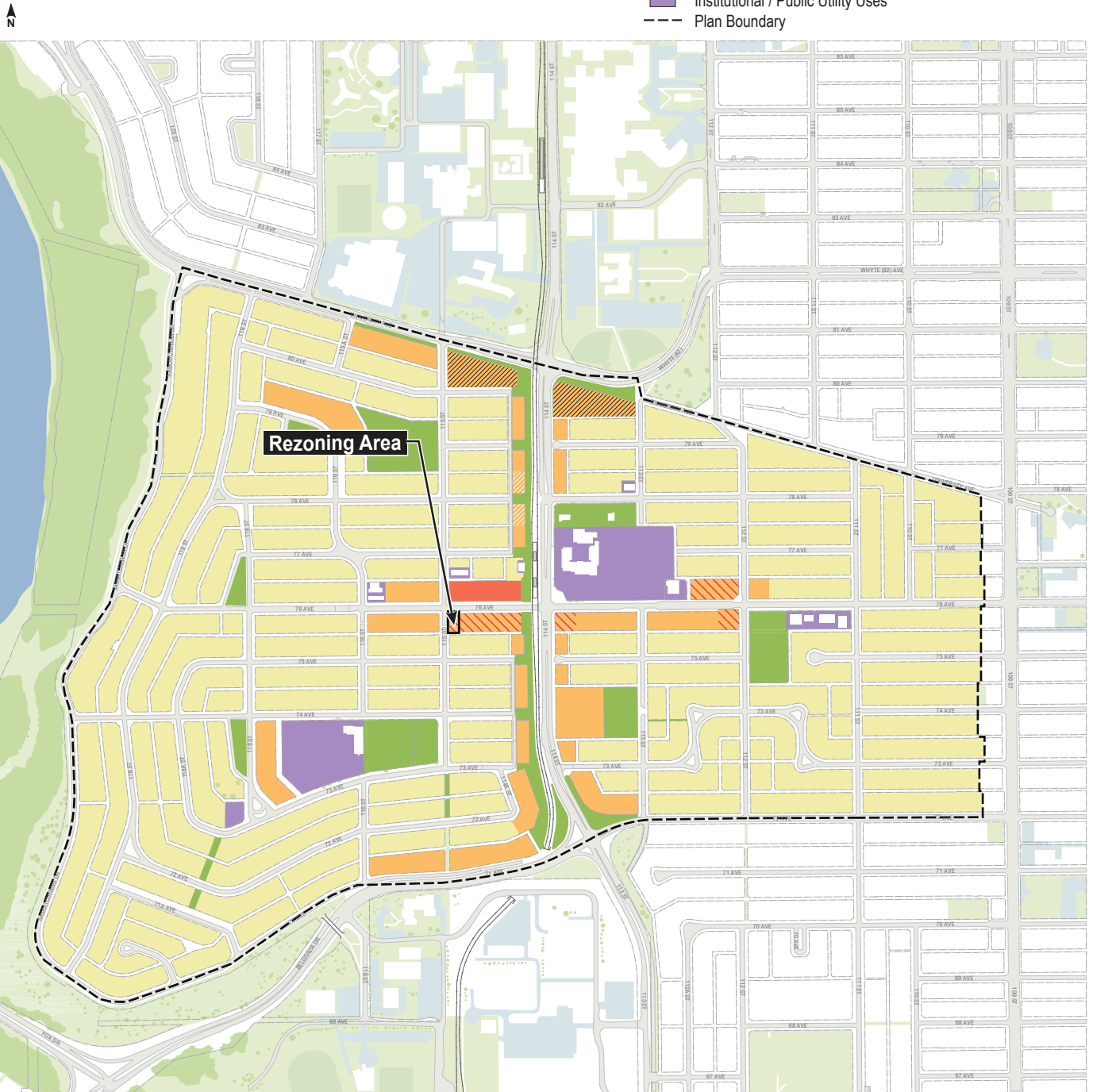
All other comments from affected City departments and utility agencies have been addressed.

## **Appendices**

- 1 Context Plan Map
- 2 Application Summary

Figure 15: Development Concept

-  Mixed Use Residential (Commercial Required)
-  Mixed Use Residential (Commercial Allowed)
-  Residential (7 storey max) (Limited 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>	20507
<b>Location:</b>	The southeast corner of 76 Avenue NW and 115 Street NW
<b>Address:</b>	11447 - 76 Avenue NW
<b>Legal Description:</b>	Lot 13, Block 4, Plan 1324HW
<b>Site Area:</b>	626 m <sup>2</sup>
<b>Neighbourhood:</b>	Belgravia
<b>Ward:</b>	papastew
<b>Notified Community Organization(s):</b>	Belgravia Community League, Central Area Council of Community Leagues, McKernan Community League
<b>Applicant:</b>	BM Homes Ltd.

### Planning Framework

<b>Current Zone and Overlay(s):</b>	(RF3) Small Scale Infill Development Zone, Mature Neighbourhood Overlay
<b>Proposed Zone and Overlay(s):</b>	(RA7) Low Rise Apartment Zone
<b>Plan in Effect:</b>	McKernan-Belgravia Station Area Redevelopment Plan
<b>Historic Status:</b>	None

Written By:	Saffron Newton
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination