

### 11203 - 75 Avenue NW

#### Position of Administration: Support



### Summary

Charter Bylaw 20761 proposes a rezoning from the (RS) Small Scale Residential Zone to the (RM h16.0) Medium Scale Residential Zone to allow low-rise multi-unit housing with limited commercial opportunities at ground level. Bylaw 20760 proposes an amendment to the McKernan-Belgravia Station Area Redevelopment Plan (ARP) to facilitate the proposed rezoning.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. The McKernan Community League is in opposition to the proposed rezoning and plan amendment. No other responses were received.

Administration supports this application because it:

- Is a corner site across from open space, and is compatible in scale with the existing surrounding development.
- Increases residential density near a secondary corridor, services, and amenities including: transit, active modes, open space, schools, and commercial opportunities.
- Provides additional housing types within the McKernan neighbourhood.

## **Application Details**

This application was submitted by Situate Inc. on behalf of Leen Holdings Inc.

### **Rezoning**

The proposed RM h16.0 Zone would allow development with the following key characteristics:

- Low-rise multi-unit housing with the opportunity for limited commercial uses at the ground level.
- A maximum height of 16.0 metres (approximately four storeys).
- A maximum floor area ratio of 2.3 - 3.0.

### **Plan Amendment**

The proposed amendments to the McKernan-Belgravia Station Area Redevelopment Plan include:

- Figure 15: Amending the rezoning site from “Small Scale Residential Infill” to “Residential (4 storey max).”
- Figure 23: Amending the rezoning site to identify it for “Maximum 4 storeys”.
- Figure 24: Amending the rezoning site to identify it as “Existing buildings planned for low to medium scale redevelopment.”
- Section 3.2.2. Add a subsection to Guiding Principle 2 to allow low-rise built form on the rezoning site.
- Section 4.4: Add “Low-rise apartments at specific locations; RM h16.0; 4 storeys (16.0 m)” under the “Neighbourhood Infill” land use precinct.
- Section 4.4.6: Add a new policy to allow low-rise built form on the rezoning site.
- Section 4.4.7: Add a subsection to policy 2 to allow low-rise built form on the rezoning site.
- Section 4.4.8: Add “Neighbourhood Infill (specific locations)” under “Development Type: low rise apartments”.

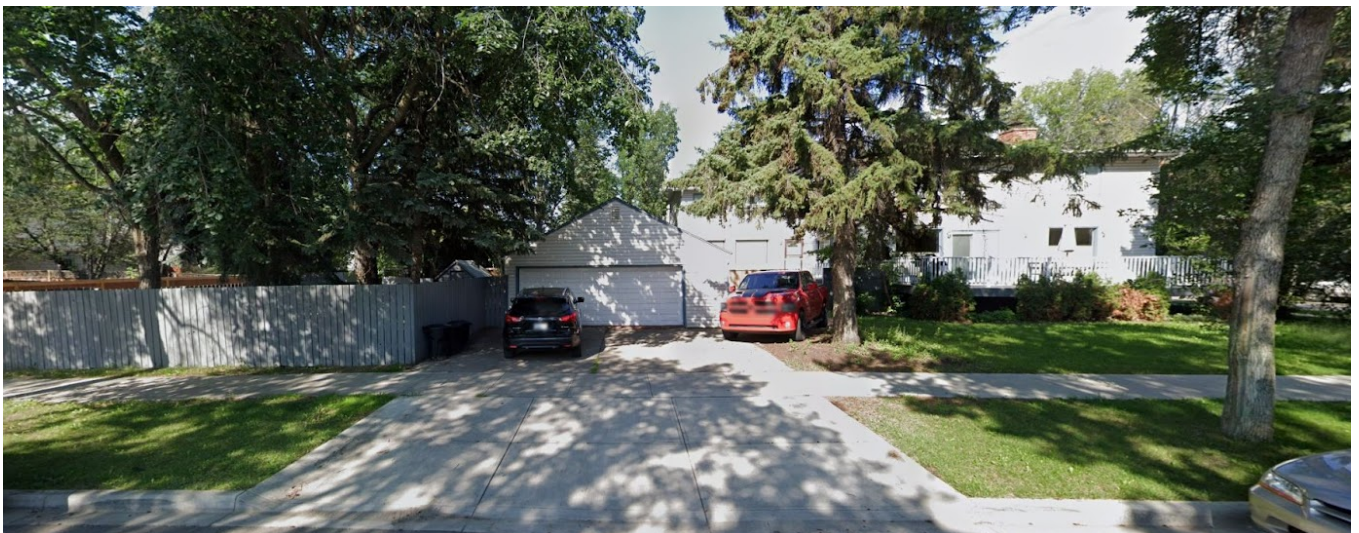


## Site and Surrounding Area

	Existing Zoning	Current Development
<b>Subject Site</b>	(RS) Small Scale Residential Zone	Single detached housing
<b>North</b>	(RS) Small Scale Residential Zone	Single detached housing
<b>East</b>	(PSN) Neighbourhood Parks and Services Zone	McKernan Park
<b>South</b>	(RS) Small Scale Residential Zone	Single detached housing
<b>West</b>	(RS) Small Scale Residential Zone	Single detached housing



*View of the site looking south from 75 Avenue NW.*



*View of the site looking west from 112 Street NW.*

## Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because there was only one response to the initial mailed notification. The basic approach included:

### Mailed Notice, November 21, 2023

- Notification radius: 60 metres
- Recipients: 26
- Responses: 1 (McKernan Community League)
  - In support: 0
  - In opposition: 1 (McKernan Community League)
  - Mixed/Questions only: 0

### Site Signage, January 25, 2024

- One rezoning information sign was placed on the property, visible from both 75 Avenue NW and 112 Street NW.

### Webpage

- [edmonton.ca/rezoningapplications](https://edmonton.ca/rezoningapplications)

### Notified Community Organizations

- McKernan Community League
- Central Area Council

### Common comments heard:

McKernan Community League Concerns:

- The proposed scale and intensity of the rezoning does not align with the McKernan-Belgravia Station Area Redevelopment Plan, or the draft Scona District Plan.
- The proposed rezoning does not fully meet the criteria outlined in policy 2.4.2.5 in the draft Scona District Plan which guides low rise development in the Urban Mix area. The site is a corner site; but, the site abuts local roadways, it is interior to the neighbourhood, it abuts sites zoned for small scale residential, and it is just over 400 metres from a mass transit station.

Questions:

- Is the McKernan Belgravia Station Area Redevelopment Plan (ARP) in effect, or has it been repealed and replaced by the Scona District Plan?



- Administration shared that the ARP is still in effect, and that the draft Scona District Plan and Draft District Policy are still in draft form.

## **Application Analysis**

### **The City Plan**

As per The City Plan, the site is in proximity to 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 with a low-rise to mid-rise built form.

Although the site is not within the 76 Avenue Secondary Corridor, the proposed rezoning and plan amendment align with two Big City Moves in The City Plan: “A Rebuildable City”, and a “Community of Communities”. Goals associated with A Rebuildable City include adding 50% of net new units through infill city-wide, and welcoming 600,000 additional residents into the redeveloping area. Goals associated with the Community of Communities Big City Move include: 50% of trips made by transit and active transportation, and the creation of areas that allow people to meet their daily needs within 15-minutes of where they live.

### **Area Redevelopment Plan**

Amendments to the McKernan - Belgravia Station Area Redevelopment Plan (ARP) are proposed to facilitate the rezoning. The ARP is made up of six land use precincts, each of which have a maximum scale for redevelopment. The site is within the ‘neighbourhood infill precinct’ which allows for small scale infill up to 2 and ½ storeys in height (i.e. row housing, semi-detached housing, duplex housing, single detached housing) and is the lowest intensity precinct within the ARP. Guiding principles and policies within the ARP include maintaining and enhancing the small scale interior of the neighbourhood (the neighbourhood infill precinct).

The proposed amendments (outlined above in the ‘Plan Amendment’ section), would allow for a low-rise residential building with limited ground floor commercial opportunities on the rezoning site. The amendments are specific to the rezoning site, and would not apply to other properties within the neighbourhood infill precinct. Administration supports the proposed plan amendment because it brings the site into closer alignment with policies in The City Plan. The City Plan supports a variety of housing types throughout neighbourhoods, especially in proximity to transit, active modes, open space, schools, and commercial amenities to facilitate the creation of 15-minute communities city-wide.

## Land Use Compatibility



### *Site analysis context*

The site is an excellent location for a moderate increase in density due to proximity to a variety of services including: open space (McKernan Park, Gowan Park, St. Peter Centre), McKernan School (K-9), transit (LRT and bus service - see transit section below), and bike lanes along 76 Avenue NW and 112 Street NW. A commercial hub north of the site (separated by 75 Ave NW and one property) includes the following uses: emergency service, food and drink service, child care service, and indoor sales and service.

The rezoning site is a corner site, located within a pocket of zoning allowing for small scale housing under the Small Scale Residential Zone (RS) and across from McKernan Park.

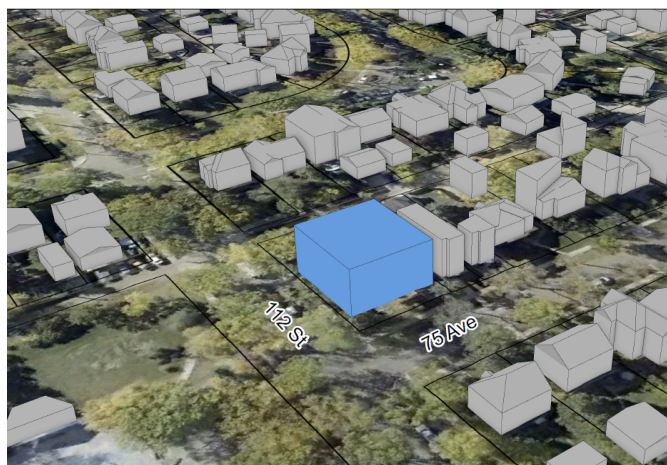
The proposed RM h16.0 Zone allows for: an additional storey in height (approximately), a reduced setback to the north (75 Ave NW) and south (alley), and an increased setback to the east (112 St NW) and west (abutting site) providing an additional 1.5 m - 1.8 m of space between the rezoning site and the site to the west. The proposed built form is compatible with the existing small scale residential development on the abutting site (west), and is separated from other properties by a road/alley (north, east, south) providing additional separation.

The proposed zone introduces limited commercial uses at ground level. If provided, commercial uses are restricted to a maximum of 300 m<sup>2</sup> in floor area (per establishment) to ensure compatibility within the building, and for surrounding sites.

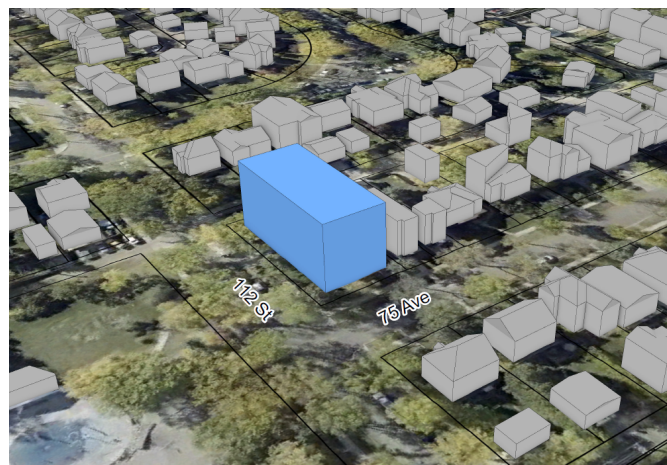
The table below shows key differences between the current and proposed zone.

	<b>RS Current</b>	<b>RM h16.0 Proposed</b>
<b>Typical Uses</b>	Residential	Residential Limited commercial
<b>Maximum Height</b>	10.5 m (approx. 3 storeys)	16.0 m (approx. 4 storeys)
<b>Maximum Site Coverage/Floor Area Ratio</b>	45%	2.3 - 3.0
<b>Minimum Setback</b> North (75 Ave NW) East (112 St NW) South (Alley) West (Abutting Site)	4.5 m 1.2 m - 2.0 m 10.0 m 1.2 m - 1.5 m	3.0 m 3.0 m 3.0 m 3.0 m
<b>Number of Principal Dwellings</b>	Minimum: no Maximum: 10 dwellings	Minimum: 3 dwellings Maximum: no

### RS Zone - Potential Built Form



### RM h16.0 Zone - Potential Built Form





## Open Space

McKernan Park is located directly east of the proposed development. McKernan Park is developed with pathways, a splashpad, skatepark, and playground, as well as general open space, trees, and landscaping. These features will complement the proposed density increase, by providing easily accessible recreational and relaxation opportunities for new residents.

## Mobility

Edmonton Transit Service operates LRT mass transit and conventional bus service along 114 Street NW, west of the subject site. The site is within 550 metres walking distance to the nearest bus stops on this corridor, located near the 76 Avenue NW and 114 Street NW intersection. Additional conventional bus service is available along 76 Avenue NW.

In addition to LRT and conventional bus service, mass transit bus routes are anticipated to operate nearby on 72 Avenue NW, Belgravia Road NW and 113 Street NW/114 Street NW as part of the future mass transit network associated with the 1.25 million population scenario of The City Plan.

With redevelopment of the site, the existing site access on 112 Street NW will be removed and shifted to the abutting alley to the south. Alley upgrades may be required should commercial uses be sought for the site, which will be further reviewed at the Development Permit stage.

## Utilities

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.

Edmonton Fire Rescue Services has performed a risk-based Infill Fire Protection Assessment and determined that upgrading municipal fire protection infrastructure is not required. This could potentially be re-evaluated at the development permit stage. The applicant/owner will be responsible for all costs associated with providing required water supply including any changes to the existing water infrastructure required by the proposed zoning.

## Appendices

1. ARP Development Concept Map Comparison

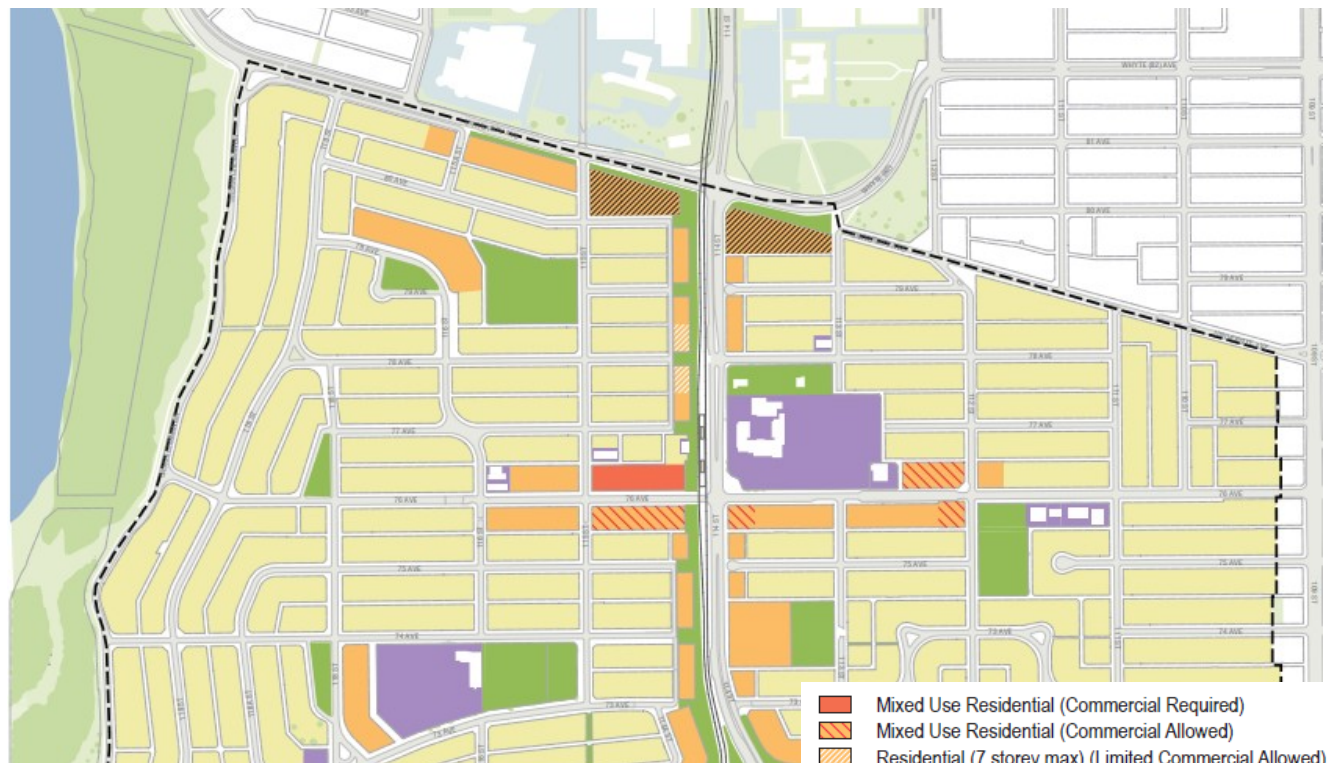
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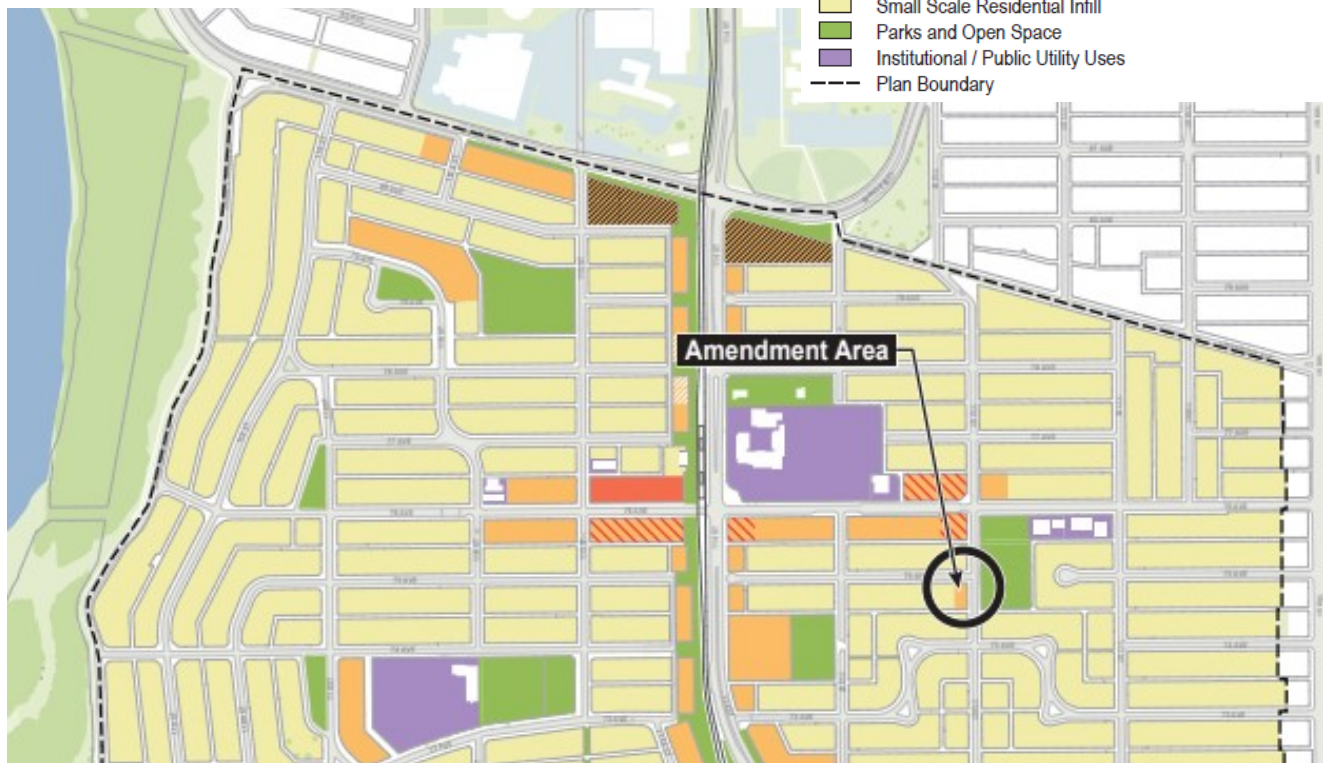
Branch: Development Services

Section: Planning Coordination

ARP Development Concept Map Comparison



Current Development Concept Map



Proposed Development Concept Map