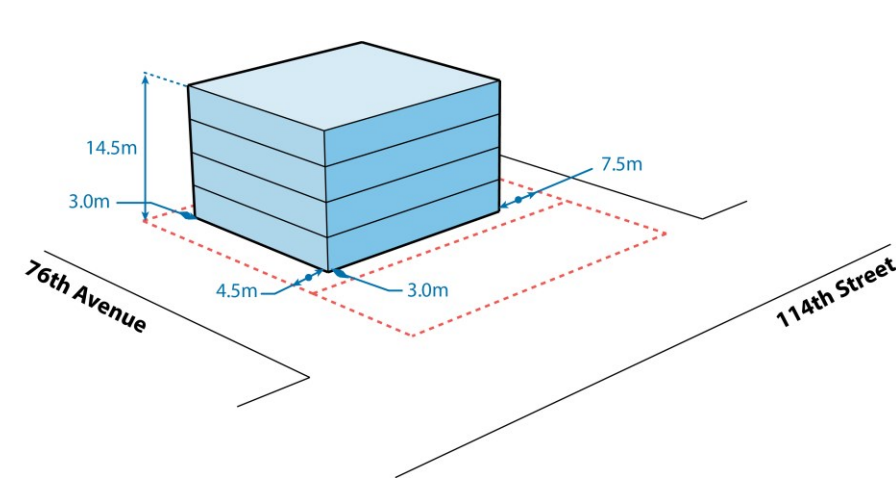




MID RISE RESIDENTIAL DEVELOPMENT

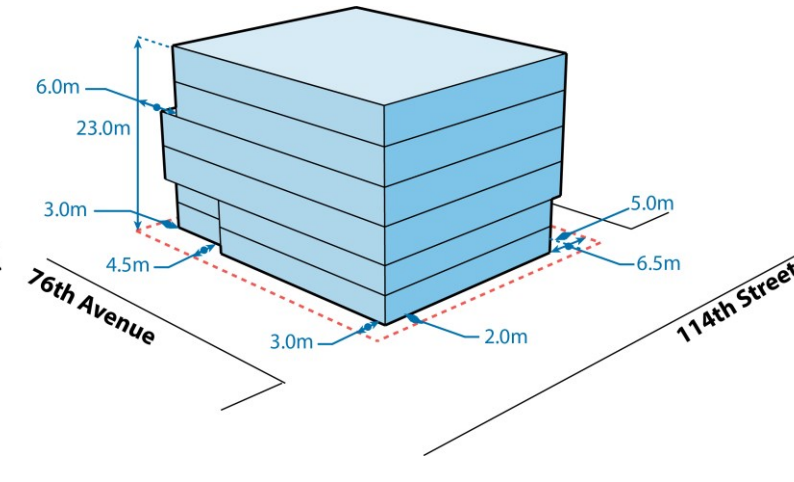
11343 – 76 Avenue NW, McKernan

From (RS) Small Scale Residential Zone To (RM) Medium Scale Residential Zone



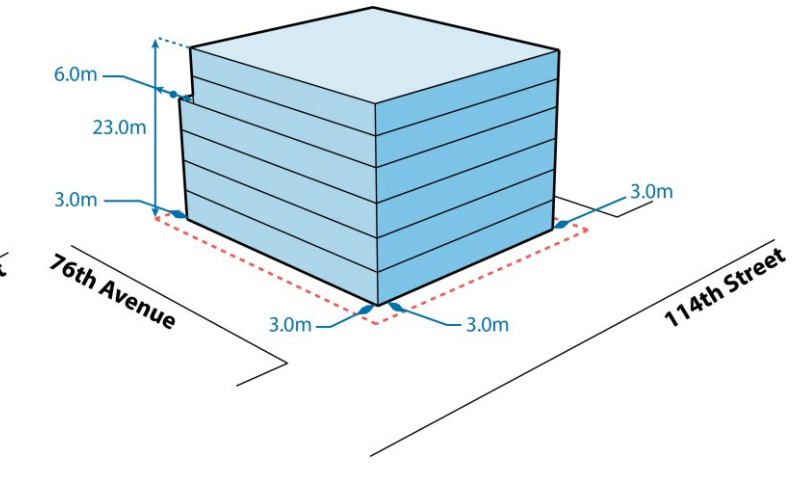
RA7 Zone Initial Application

- 2 lots
- Preference for corner orientation.
- Owner obtained a 3rd lot
- New corner orientation on 114th Street and 76th Avenue.



DC Zone Revised Application

- Desired development did not fit within the RA8 zoning.
- The DC Zone was drafted
- The DC Zone was based on the draft RM Zone.



RM (h23) Final with Bonus FAR

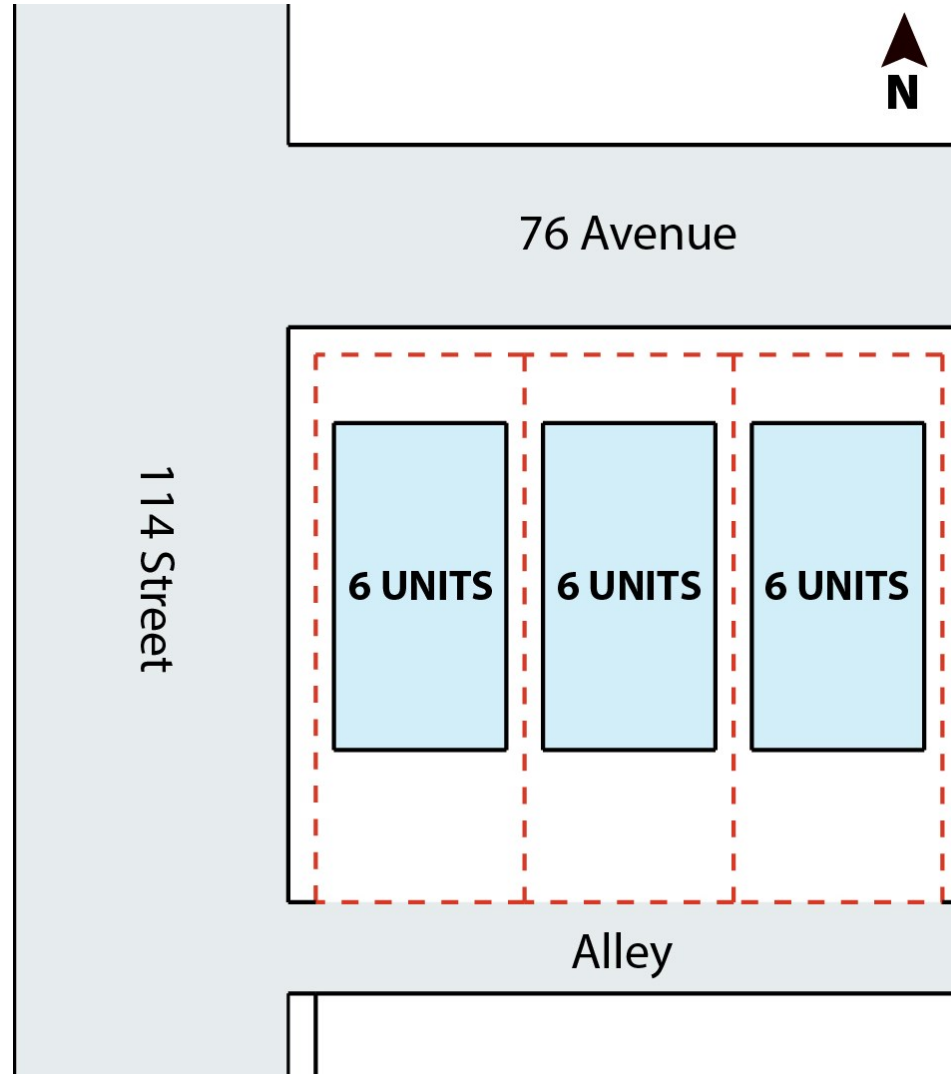
- With the Zoning Bylaw 20001 adopted, the DC Zone is no longer needed.
- The RM Zone (with a height modifier of 23 m) allows for the desired development form.

Outcomes of Development:

- Housing for students and a diversity of family arrangements.
- Density in proximity to mass transit and the McKernan Belgravia LRT Station.

Outcomes of City Housing Program (Bonus FAR):

- 8 units with at least 100m², and minimum 3 bedrooms.
- Children's play area
- Accessibility features



Unit Potential Under RS Zone



Previous Housing Forms – Google Maps

3 Bedroom + vacancy rate of 0.6%
Total vacancy rate of 1.2%

(CMHC Private Apartment Vacancy Rates – University Zone (Oct 2023))

Developer Perspective:

- Development form described in the draft DC Zone is achievable with the standard RM Zone.
- Similarities between draft DC and RM zones:
 - Max. Height
 - North Setback
 - East Setback
 - West Setback

Considerations for the City and Residents:

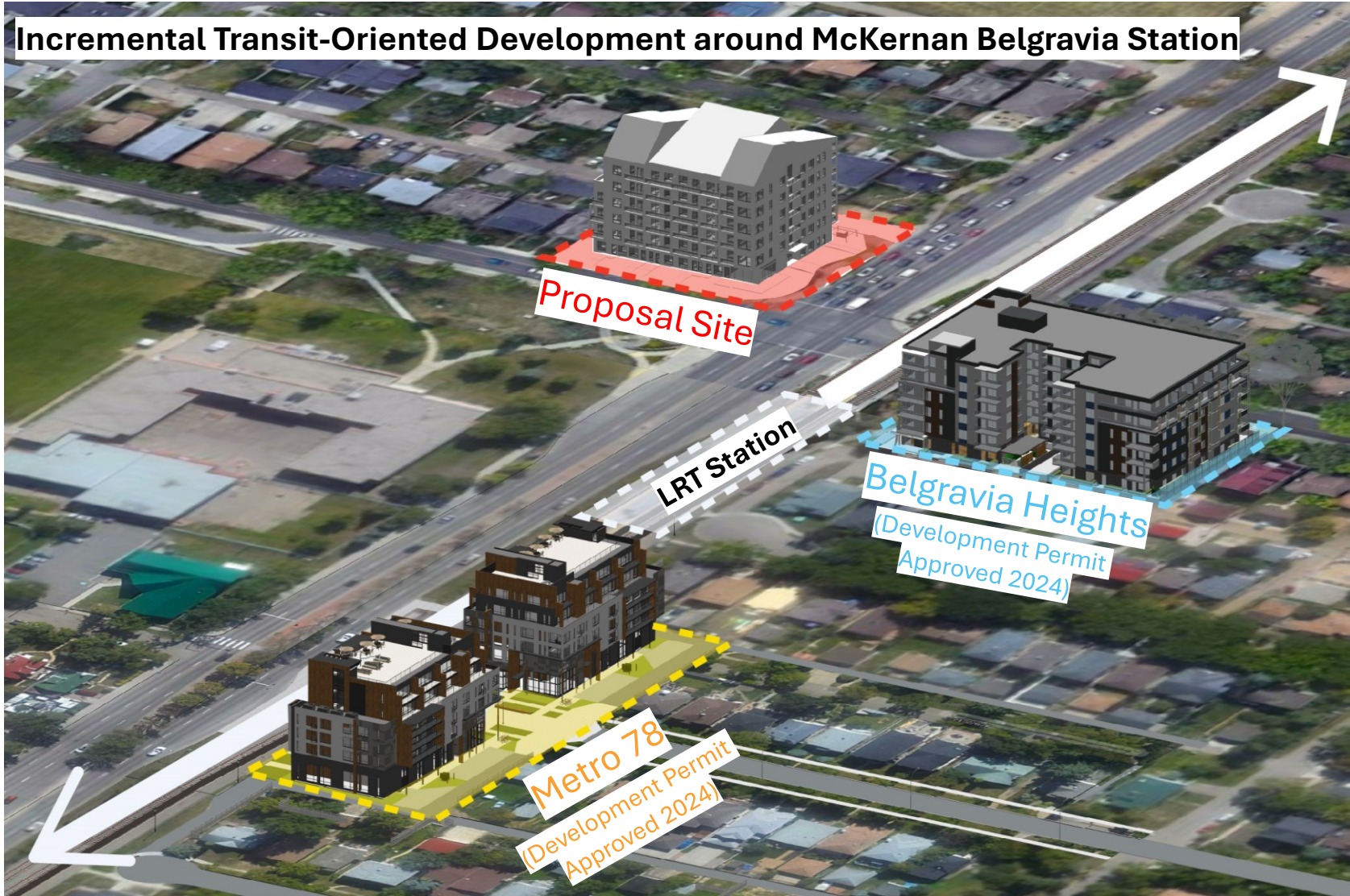
The RM Zone requires consideration for:

- Transition
- Privacy
- Bicycle Parking
- Children's Play Area

RM (h23) Zone Model



Incremental Transit-Oriented Development around McKernan Belgravia Station



Response to City Policies:
The proposed size and scope of the development has evolved in response to the Site's proximity to mass transit.

Neighbourhood Benefit:
Added density contributes to increased ridership and aligns with transit-oriented design principles.

City-wide Benefit:
Locating density near the LRT contributes to recapturing capital invested in the LRT infrastructure.

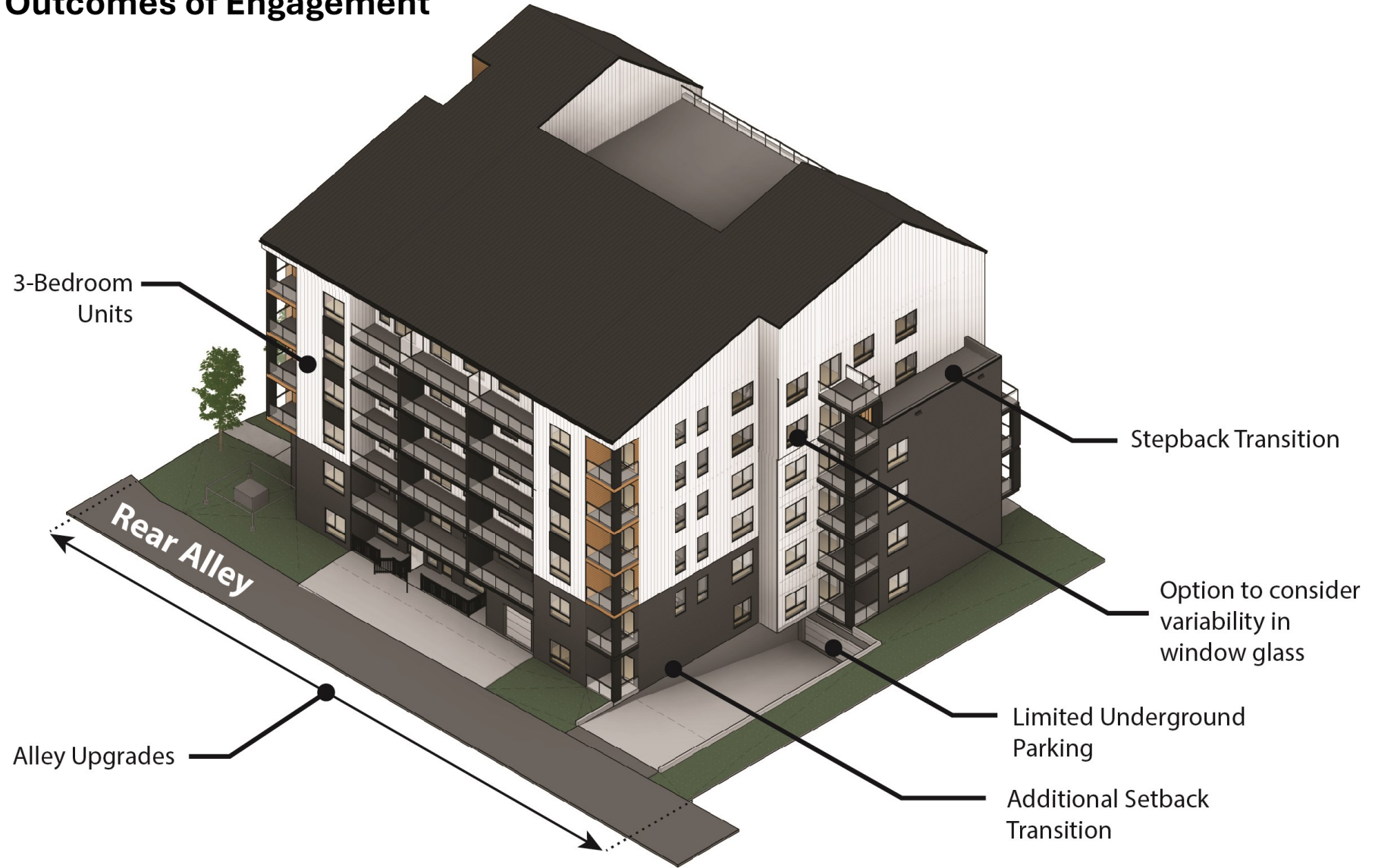
Engagement Efforts:

- Door knocking
- Meetings with the Belgravia Community League
- Email correspondence with the McKernan Community League
- Online engagement through City platform

Key Issues Identified:

- Traffic and parking congestion
- Shading and privacy concerns
- Proximity of development to houses south of the Site
- Impact on Property Values

Outcomes of Engagement



Potential impacts can be mitigated through the standard RM Zone, without requiring Direct Control zoning.

The proposed rezoning and development would achieve the following outcomes:

- Creates a **granular TOD node** around the McKernan Belgravia LRT Station.
- Standard zone is **flexible** and **timeless**.
- Provides a **housing mix** that addresses demand for student housing and many household arrangements.
- Contribute to **land value capture**.

Building Rendering

