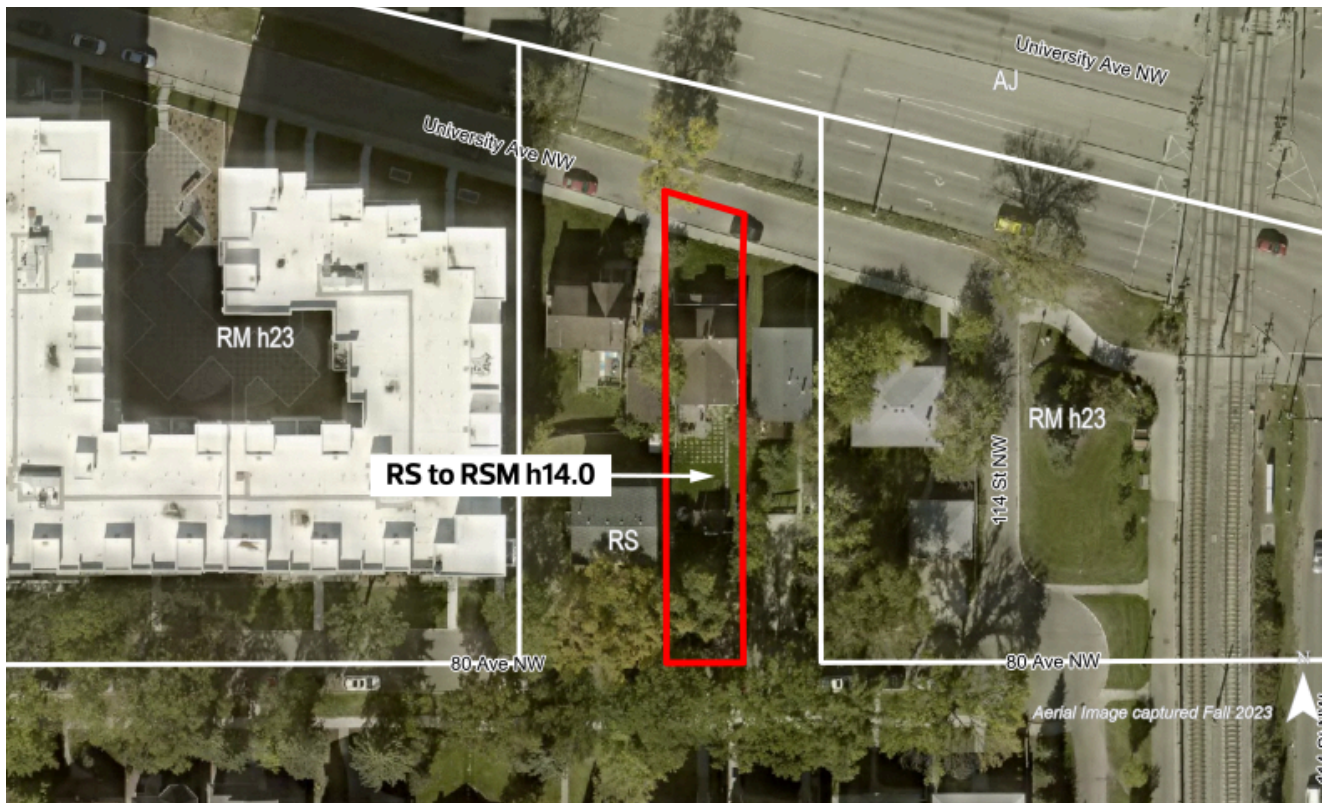


11429 - University Avenue NW Position of Administration: Support



Summary

Bylaw 21048 proposes a rezoning from the Small Scale Residential Zone (RS) to the Small-Medium Scale Transition Residential Zone (RSM h14.0) to allow for a range of small to medium scale housing.

Public engagement for this application included a mailed notice, site signage and information on the City's webpage. One resident was heard from who stated support for the application.

Administration supports this application because it:

- Allows for the continued intensification of the 114 Avenue Secondary Corridor, in alignment with the Scona District Plan.

- Allows for further housing opportunities in close proximity to services, employment and transit.

Application Details

This application was submitted by Prashant Patel.

Rezoning

The proposed Small-Medium Scale Transition Residential Zone (RSM h14.0) would allow development with the following key characteristics:

- a maximum height of 14.0 metres (approximately 4 storeys);
- a maximum site coverage of 60%.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Scale Residential Zone (RS)	Single Detached House
North	Alternative Jurisdiction (AJ)	University of Alberta Campus / Hospital
East	Scale Residential Zone (RS)	Single Detached House
South	Scale Residential Zone (RS)	Single Detached Housing
West	Scale Residential Zone (RS)	Single Detached House



View of the site looking southeast from University Avenue NW



View of the site looking southwest from University Avenue NW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application proposes standard zoning that complies with statutory planning direction for this area. The basic approach included:

Mailed Notice, August 26, 2024

- Notification radius: 120 metres
- Recipients: 281
- Responses: 1
 - In support: 1
 - In opposition: 0

Site Signage, August 30, 2024

- One rezoning information sign was placed on the property so as to be visible from University Avenue NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- McKernan Community League
- Windsor Park Community League

Comments heard

- The proximity of this site to the University Campus will improve access for student housing.
- The proximity of this site to services and amenities will reduce reliance on vehicles and support the area's walkability and access to transit and cycling.

Application Analysis



Site analysis context

Scona District Plan

In the Scona District Plan, the site is within the 111 Street/114 Street Secondary Corridor (Map 3: Nodes and Corridors). Secondary Corridors envision an area along prominent streets that serve as a local destination for surrounding neighbourhoods. They connect to Nodes, feature diverse travel modes and may evolve as more commercial or residential over time.

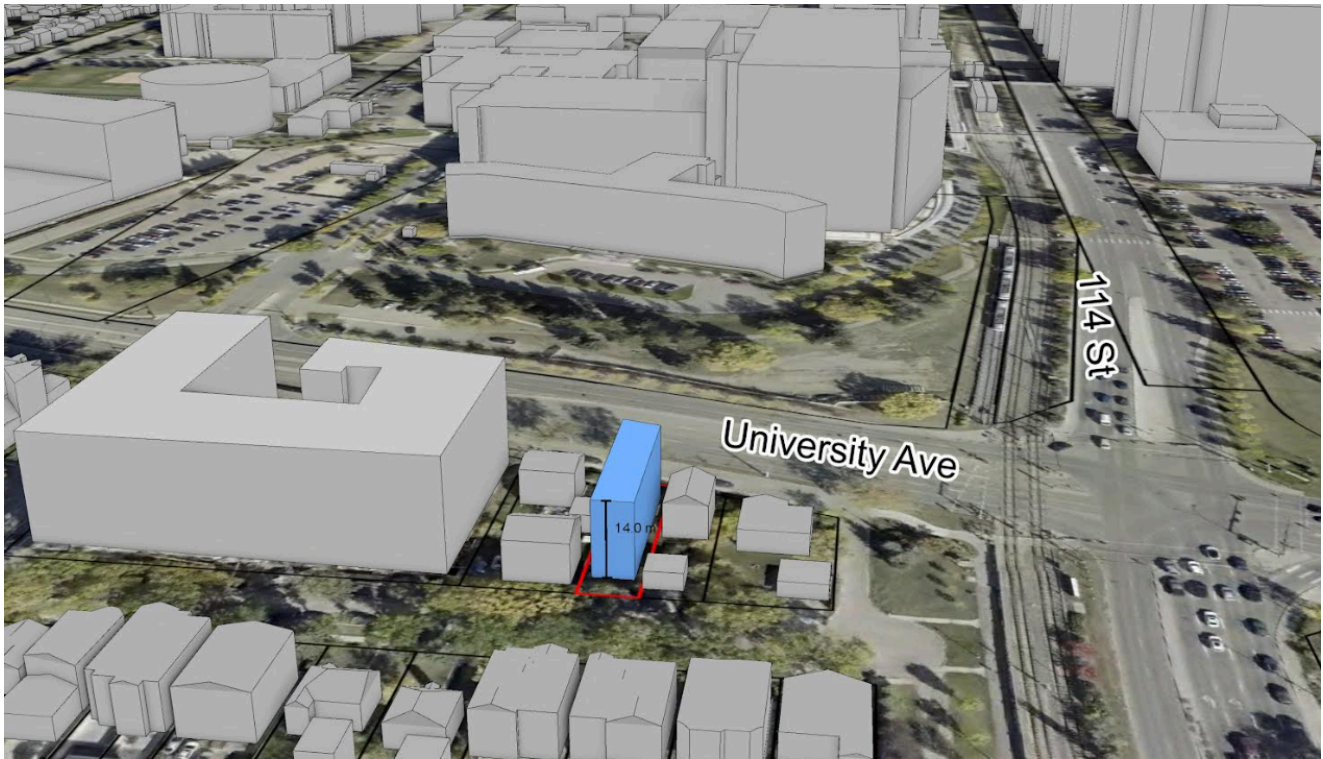
A Secondary Corridor allows for low rise development (up to 4 storeys) throughout and mid rise development (up to 8 storeys) along arterial and collector roadways. With the proposed RSM h14.0 Zone allowing for development up to 4 storeys, this is consistent with the direction of the Scona District Plan for height at this location.

Land Use Compatibility

The proposed RSM h14.0 Zone will yield a taller and larger residential building than the existing RS Zone, with an additional 3.5 meters of height and an additional 15% of site coverage. The site is ideally positioned for an increase in scale and density, as proposed, as it is located at the edge of the neighborhood and adjacent to an arterial roadway (University Avenue) where impacts from a larger building such as shadowing and overlook are reduced.

This rezoning will support the continued pattern along University Avenue of turnover from single detached housing to larger and denser forms of development in alignment to the Scona District Plan, as outlined above. This newer development, including this proposal, is allowing for more people to live in an area that benefits from convenient access to active modes of transport such as LRT and education and employment opportunities through the University of Alberta campus and hospital.

	RS Zone Current	RSM h14.0 Proposed
Typical Uses	Single Detached Housing Row Housing Multi-unit Housing	Row Housing Multi-unit Housing
Maximum Height	10.5 m	14 m
Maximum Site Coverage	45%	60%
Minimum Front Setback (University Avenue)	4.5 m	4.5 m
Minimum Rear Setback (80 Avenue)	10.0 m	5.5 m
Minimum Side Setbacks	1.5 m	1.5 m



3D Model

Mobility

The Scona District Plan identifies University Avenue, between 114 Street and Saskatchewan Drive as an Urban Greenway (policy F.4). To allow for the future development of the shared pathway and multi-purpose urban greenway, no vehicular access shall be permitted along University Avenue or 114 Street service roads. To this end, a restrictive covenant has been registered on title which restricts access to University Avenue service road to maintain the opportunity for the future Urban Greenway. Vehicular access to the site shall be from 80 Avenue.

ETS operates numerous bus routes near the rezoning site on University Avenue and 114 Street and the site is less than 400m walking distance to nearby bus stops along with McKernan/Belgravia Station. The future mass transit network in the area is anticipated to include Bus Rapid Transit (BRT) routes on 109 Street as part of the future mass transit network associated with the 1.25 million population scenario of the City Plan.

Utilities

Development allowed under the proposed zone would be required to include Low Impact Development for the development allowed under the proposed zone. Details of the required Low Impact Development will be reviewed at the Development Permit stage.

There is a deficiency in on-street fire protection adjacent to the property in terms of hydrant spacing. The developer will be required to address this deficiency. Edmonton Fire Rescue Services (EFRS) may be able to perform an Infill Fire Protection Assessment (IFPA) at the Development Permit stage to potentially alter or lessen on-street fire protection infrastructure

upgrades, assuming certain criteria are met. 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.

Written By: Stuart Carlyle

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination