

# Presentation for Aug 18<sup>th</sup> Council Meeting

Rob Cairns

3.5, 3.6, 3.7, 3.14

# Density Without Rezoning



# Current Vacancy

- Three large completed buildings with vacancy
- 114<sup>th</sup> Street and University Ave
- 113<sup>th</sup> Street and University Ave
- 115<sup>th</sup> Street and 76<sup>th</sup> Ave
- U of A Residences only 80% occupancy last year
- Many more house, basement, and apartment rental options available in Belgravia



# Under Construction

- Three large multi unit buildings under construction
- 114<sup>th</sup> Street and 76<sup>th</sup> Ave 118 units
- 114<sup>th</sup> Street and 78<sup>th</sup> Ave both sides 141 units





# Stalled Builds

- Multiple medium density lots stalled
- 113<sup>th</sup> Street and 76<sup>th</sup> Ave
- 113<sup>th</sup> Street and University Ave
- 114<sup>th</sup> Street and University Ave
- 114<sup>th</sup> Street and Belgravia Road
- Unused School site 114<sup>th</sup> Street and 74<sup>th</sup> Ave





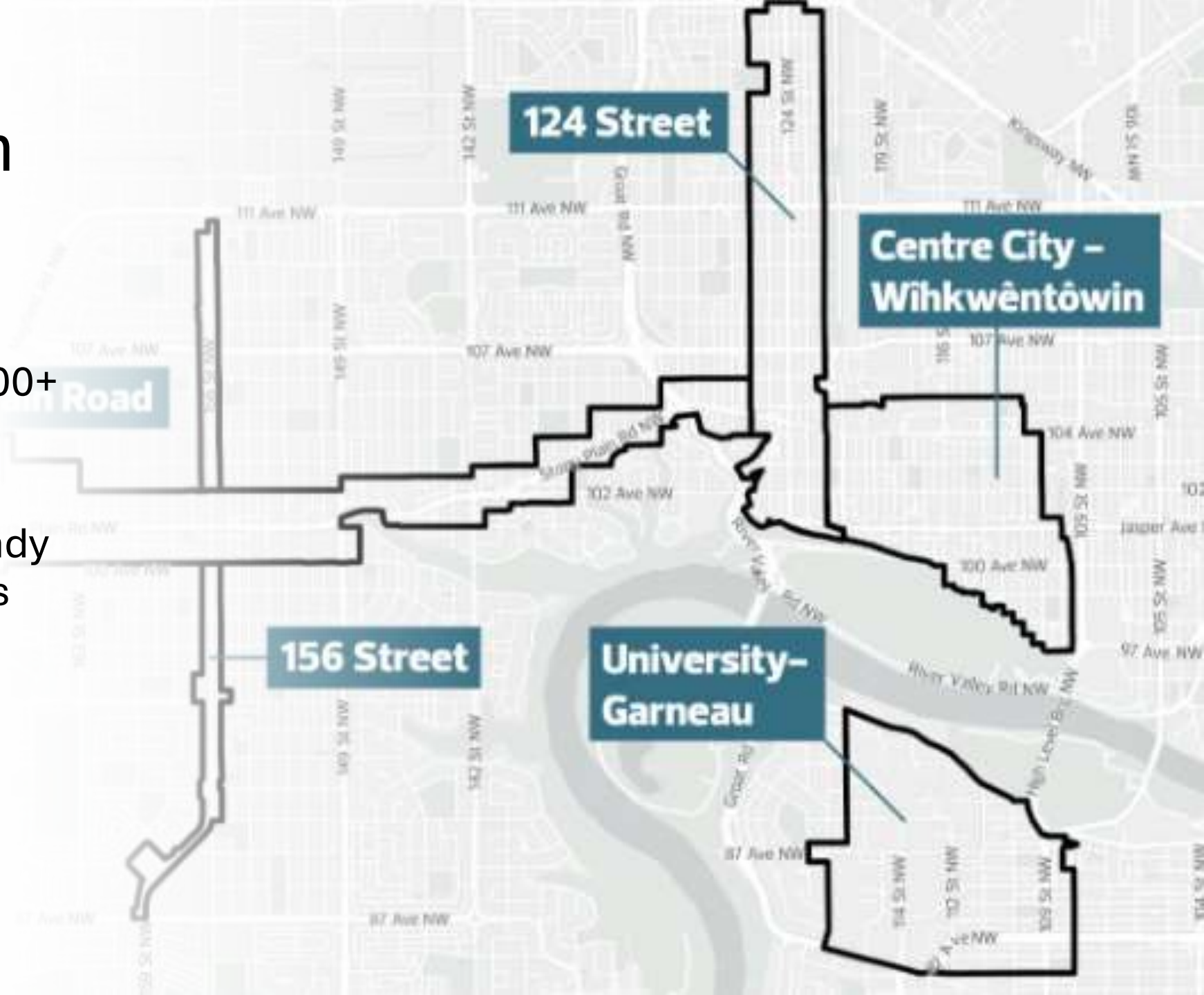
# Already Zoned

- Properties in the area already zoned for higher density
- 115<sup>th</sup> Street and 76<sup>th</sup> Ave (3 lots)
- 115<sup>th</sup> Street and University Ave (3 lots)
- Multiple lots down 109<sup>th</sup> Street



# Priority Growth Areas

- Recently rezoned 1200+ lots
- Numerous options available in lots already zoned for apartments





# Density Without Rezoning

- Belgravia/McKernan has density already
- Numerous options to rent in the area
- Many more units under construction
- Hundreds of options for developers already exist
- Success of Zoning Bylaw was it reduced need for rezoning and variances
- Single lot rezoning waste of my time, Council time, and Admin time.



# Reasons Not to Rezone

# RS to RSM Limited to Corner Lots

- June 30<sup>th</sup>, Council debated this issue at length (entire day)
  - Passed 12 - 1
- 
1. Charter Bylaw 24000, as amended, being the District Policy is hereby amended by:
    - a. Adding a new Policy 2.5.2.5 that reads:

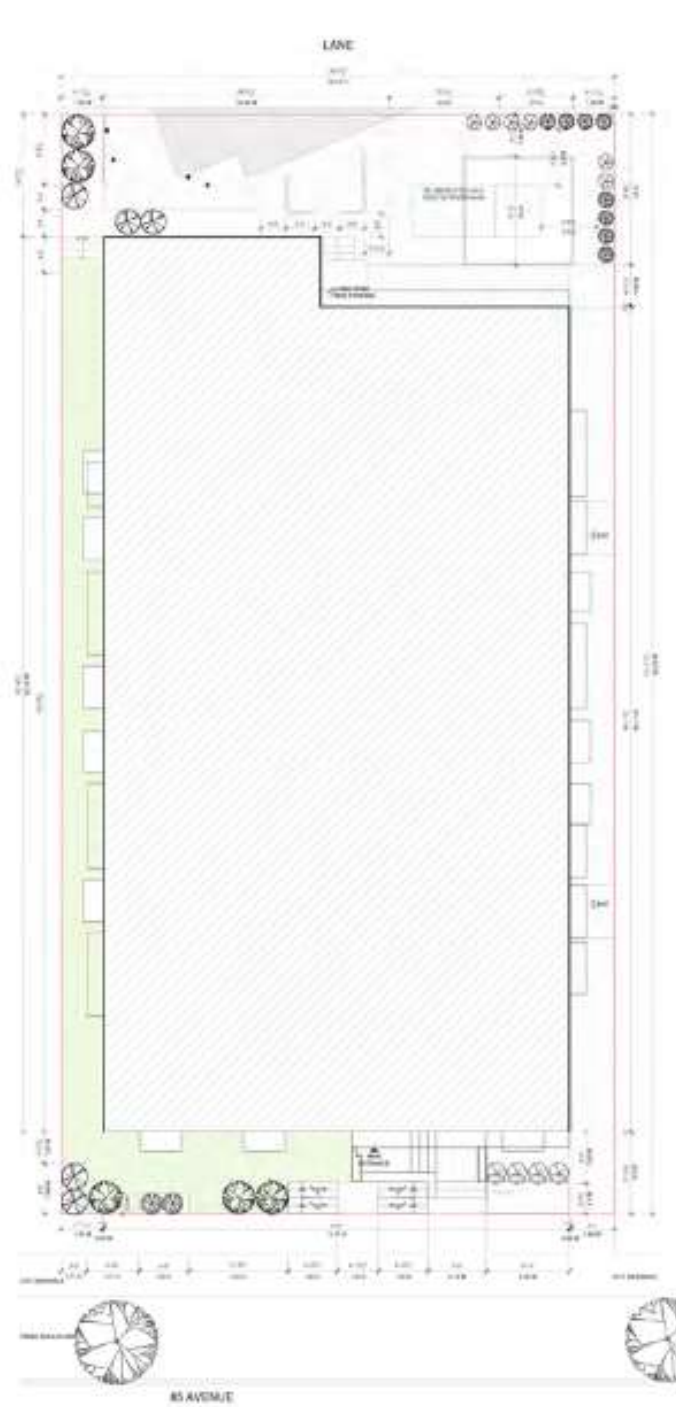
“2.5.2.5 Notwithstanding 2.5.2.4, within the Redeveloping Area support more intense Small Scale residential development with greater massing **on corner sites** in locations outside of a Node or Corridor Area that meet at least one of the following criteria:

      - a. Within 100 metres of a Node or Corridor Area,
      - b. Within 400 metres of a Mass Transit Station, or
      - c. Along an Arterial Roadway or a Collector Roadway.”



# Long Wall Issue Already Acknowledged by Council

- July 3<sup>rd</sup>, 4<sup>th</sup>, and 8<sup>th</sup>, the various issues with large RS builds were debated at length.
- 30m long three story walls adjacent to single family homes recognized as a concern.
- Rezoning from RS to RSM allows 45m walls.
- To maximize 60% site coverage, and comply with 4.5m front setback, 5.5m back setback, and 1.2m side setbacks a building will likely be a box 12 m high, 12.5 m wide and 30 m deep.











# Traffic Study Outstanding

- In April, this council approved a traffic study to develop solutions to congestion at 114<sup>th</sup> street and 76<sup>th</sup> ave
- The City has tried to solve this for 10 years. Limiting density may be the solution



# Rezoning Analysis Not Completed

- Section 7.50.3.2 defines 11 items that must be analyzed for a rezoning:
  - 3.2.3 compatibility with surrounding development in terms of [Use](#), function, and scale of development;
  - 3.2.4 relationship to, or impacts on, transportation networks including but not limited to bicycles, pedestrians, transit, and vehicles;
  - 3.2.5 microclimate impacts, including but not limited to sun, shadow, and wind;
  - 3.2.6 relationship to, or impacts on, services such as water and sewage systems, public transit and other utilities, and public facilities such as recreational facilities and schools;
- The Rezoning Report only provides at best a cursory analysis of some of these items.

# City Public Engagement Framework not Followed



- Framework states that feedback is analyzed and this analysis is reported back to the public.
- Rezoning reports group and tabulate feedback but perform no analysis.
- Why ask for feedback only to ignore it?

## Common comments heard (number of similar comments in brackets beside comments below):

- Existing traffic congestion is very significant, especially during peak times. Anything that might increase this should not happen (x67).
- New RS Zoning will already have an impact on the character of the neighbourhood with all the infill it allows. Don't need to go beyond that (x42).
- Scale and type of development is out of character with the neighbourhood/not appropriate at this location (x42).
- Will increase demand for on-street parking, which is already congested (x32).

## Feedback Summary

This section summarizes the main themes collected

Number of Responses:

In Support: 9

In Opposition: 110

## Mailed Notice, January 17, 2025

- Notification radius: 120 metres
- Recipients: 304
- Responses: 97
  - In support: 1
  - In opposition: 96

## Mailed Notice, January 22, 2025

- Notification radius: 120 metres
- Recipients: 208
- Responses: 89, all in opposition

## Mailed Notice, March 4, 2025

- Notification radius: 120 metres
- Recipients: 214
- Responses: 9, all in opposition



# Reasons not to Rezone

- Issues already acknowledged with large RS and RSM buildings
- Traffic issue is real, with no solution for 10 years. Study pending
- Analysis cursory
- Engagement process not followed

RSM is Not the “Missing Middle”

# Benefits of RS Zone

- Yard
- Gardening
- BBQ
- RV Parking
- Dog run
- Parking
- Garage
- Ownership



# Benefits of an Apartment

- Patio
- Fitness rooms
- Event rooms
- Elevator
- On site maintenance
- Amenities and shops
- Convenient public transit
- UG parking
- Close to work

# RSM?

- No Patio
- No Yard
- No Parking
- No Elevator
- No Ownership
- No Shared Amenities (BBQ, Fitness Room)

RSM combines the worst aspects of RS units and apartment units.





# RS to RSM Rezoning of Completed Build



- Construction is substantially complete
- Rezoning due to failure to follow development permit?
  - Planning report does not identify the non-compliance
  - Encourages poor behavior
  - Wastes of City resources
- Requires stormwater management
- Requires on street fire protection upgrade
- Report written as just “going through the motions” of a regular rezoning







