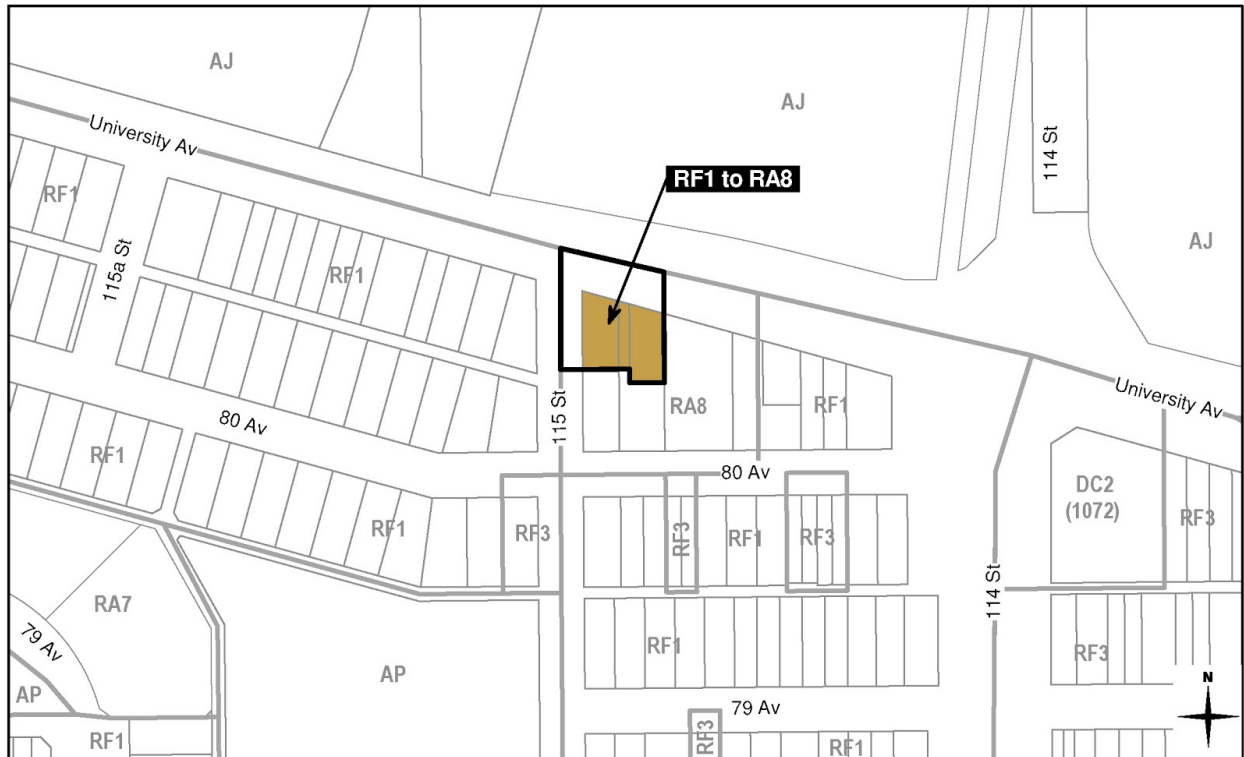




# ADMINISTRATION REPORT REZONING MCKERNAN

## 11455, 11461 and a portion of 11459 - University Avenue NW

To allow for medium rise multi-unit housing.



## RECOMMENDATION AND JUSTIFICATION

Administration is in **SUPPORT** of this application because it:

- conforms with the McKernan-Belgravia Station Area Redevelopment Plan;
- provides for increased density and housing options near two LRT stations and along a major corridor; and
- provides a transition from a major roadway to a low-density residential neighbourhood.

## THE APPLICATION

1. CHARTER BYLAW 19291 to amend the Zoning Bylaw from the (RF1) Single Detached Residential Zone to the (RA8) Medium Rise Apartment Zone.

The proposed (RA8) Medium Rise Apartment Zone would allow for a 23 metre high (approximately 6 storey) residential building with limited commercial uses, such as Child Care Services, General Retail Stores and Specialty Food Services, at ground level. These subject properties would be consolidated with the surrounding land which was rezoned to the RA8 Zone in 2019, for use as a single development site.

Along with the rezoning, a Restrictive Covenant in favour of the City of Edmonton was placed on the parcels to prevent vehicular access from the site from the University Avenue NW service road, which is intended for a future multi-modal "greenway".

## SITE AND SURROUNDING AREA

The rezoning area is located on the southeast corner of University Avenue NW and 115 Street NW along the northern edge of the McKernan neighbourhood. It is within 400 metres of both the Health Sciences/Jubilee LRT Station and the McKernan/Belgravia LRT Station on the Capital Line.



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(RF1) Single Detached Residential Zone	Single Detached Houses
<b>CONTEXT</b>		
North	(AJ) Alternative Jurisdiction Zone	University of Alberta Campus Kaye Edmonton Clinic
East	(RA8) Medium Rise Apartment Zone	Single Detached Houses
South	(RA8) Medium Rise Apartment Zone	Single Detached Houses
West	(RF1) Single Detached Residential Zone	Single Detached Houses



VIEW OF SITE LOOKING SOUTH



VIEW OF SITE LOOKING EAST

## PLANNING ANALYSIS

This site is appropriate for an increase in building size and density, being a corner site on the edge of a neighbourhood, along an arterial road (currently with a service road) and within 400 metres of two LRT stations. The proposed RA8 Zone is compatible with lower density residential zones and buildings, especially when separated from them by roadways, such is the case here.

The potential commercial uses in the RA8 Zone are designed to be compatible with residential uses both in the rest of the building and the surrounding neighbourhood. These include Child Care Services (eg. daycares), Specialty Food Services (eg. coffee shops) and Health Services (eg. doctor or dental office) and these would be restricted to the ground storey.

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

This statutory plan recognizes the proximity of the site to LRT stations, and provides opportunity for higher density zones to be used along the major roadways and in proximity to the LRT stops. The ARP supports higher densities along University Avenue NW, identifying the entire block that this site is on as for Medium Rise Apartments and specifying that using the standard 6 storey RA8 Zone is appropriate. There is some concern from nearby residents that the RA8 Zone allows for commercial opportunities. It is believed that when the plan was developed and designated this site as for "Residential (6 storey max)", this also meant that

commercial uses would not happen. While recent amendments to the RA8 Zone have enhanced the commercial opportunities slightly, the RA8 Zone has always allowed limited commercial uses at ground level in an otherwise residential building, including when the ARP was developed and approved.

In addition to the direction for use of the RA8 Zone at this site, the ARP also speaks to the requirement for preserving the University Avenue NW service road corridor for a multi-purpose greenway with a shared-use path and either natural landscaping with trees, rain gardens or bio-swales. In order to ensure this opportunity remains in the future, Administration has executed a Restrictive Covenant for all lots that are part of this rezoning site that will prevent vehicular access to and from the University Avenue NW service road. The previously rezoned lots that also make up the full development site have the same Restrictive Covenant in place.

## **TECHNICAL REVIEW**

All comments from affected City Departments and utility agencies regarding this rezoning have been addressed.

At the January 21, 2019 Public Hearing where City Council approved the rezoning of the surrounding land to the RA8 Zone, nearby residents expressed concerns about traffic congestion in relation to the proposed 6 storey development. As a result, the following motion was passed:

*"That Administration explore improvements to the University Avenue Corridor generally between 115 Street NW and 114 Street NW, specifically the 115 Street intersection and west pedestrian crossing at 114 Street, and return to Committee."*

A report in response to this motion (CR\_6830) was brought forward to Urban Planning Committee on September 3, 2019. This report informed how Administration had successfully applied changes to the LRT signals system at University Avenue NW and 114 Street NW to add more time for vehicles and pedestrians with minimal impact on LRT operations. A pedestrian crossing on the west portion of 114 Street NW was explored but decided against as the additional time to allow pedestrians to cross safely would impact time available for vehicle movement over the LRT tracks. The following motion was passed in response to this information:

*"That Administration provide a report to Committee following consultation with the community on possible improvements to the University Avenue Corridor and 115 Street NW intersection."*

In response, Administration engaged a small group of representatives from the community and made changes at the 115 Street NW intersection to reduce the wait times and create more opportunities for cars to exit the community. Residents were then informed through the local newsletter of the work that had taken place. Administration is currently preparing to respond back formally to Committee/Council on this motion and more details will be provided through that process at a later date.

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> January 17, 2020	<ul style="list-style-type: none"><li>● Number of recipients: 42</li><li>● Number of responses in support: 0</li><li>● Number of responses with concerns: 2<ul style="list-style-type: none"><li>○ Traffic concerns along University Avenue.</li><li>○ 4 storeys instead of 6 would be more appropriate.</li><li>○ The plan says residential, there shouldn't be commercial opportunities.</li></ul></li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>● <a href="https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/mckernan-planning-applications.aspx">https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/mckernan-planning-applications.aspx</a></li></ul>

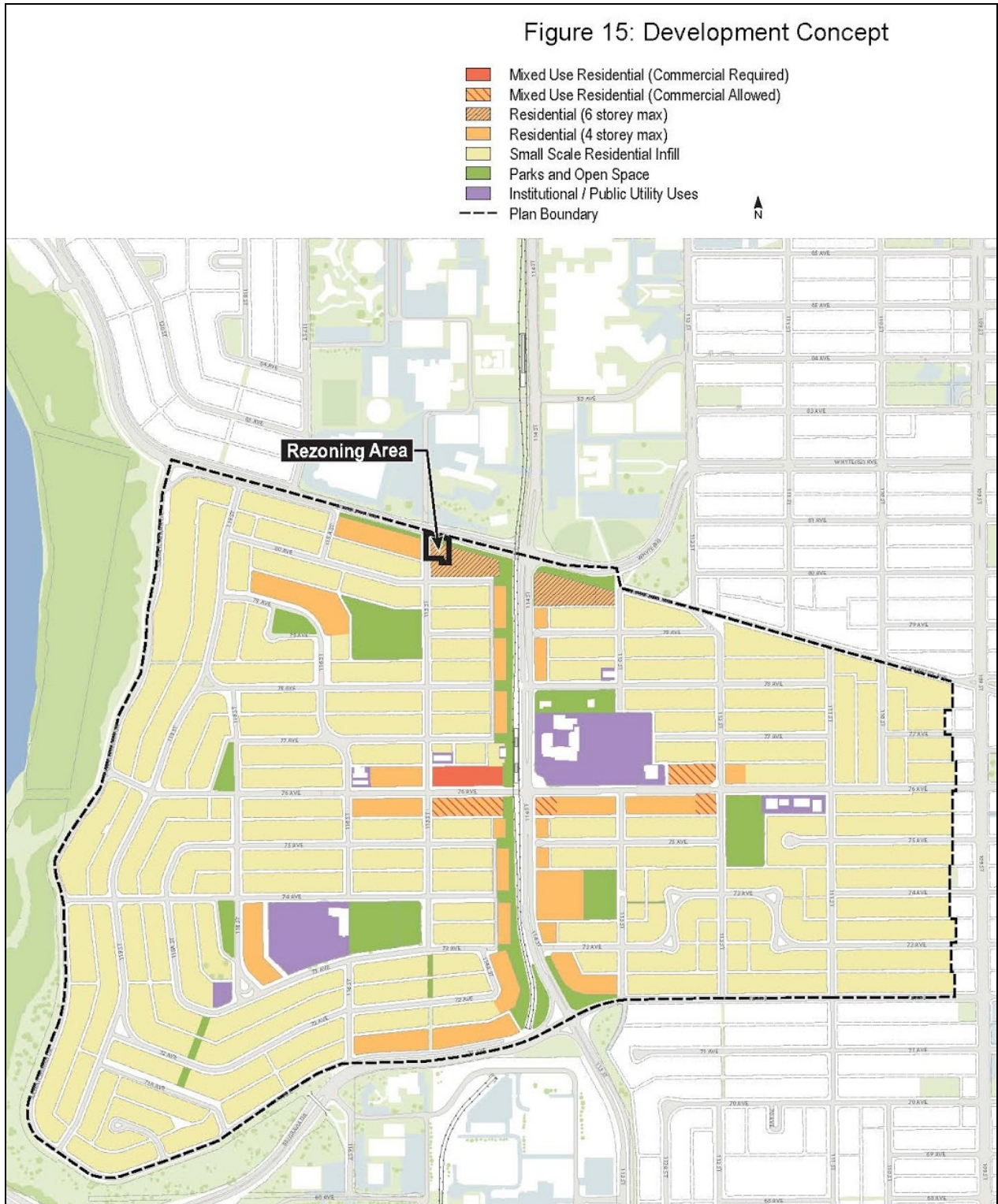
## CONCLUSION

Administration recommends that City Council **APPROVE** this application.

## APPENDICES

- 1 Plan Context Map
- 2 Application Summary

## Plan Context Map



## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19291
Location:	Southeast corner of University Avenue NW and 115 Street NW
Addresses:	11455, 11461 and a portion of 11459 - University Avenue NW
Legal Descriptions:	Lot 13, Block 5, Plan 2064S Lot 12A and a portion of Lot 11A, Block 5, Plan 9021784
Site Area:	1181.5 m <sup>2</sup>
Neighbourhood:	McKernan
Notified Community Organizations:	Belgravia Community League McKernan District Community League Windsor Park Community League Central Area Council of Community Leagues
Applicant:	Westrich Pacific Corporation

### PLANNING FRAMEWORK

Current Zone and Overlay:	(RF1) Single Detached Residential Zone Mature Neighbourhood Overlay
Proposed Zone:	(RA8) Medium Rise Apartment Zone
Plans in Effect:	McKernan-Belgravia Station Area Redevelopment Plan
Historic Status:	None

Written By:	Andrew McLellan
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination