



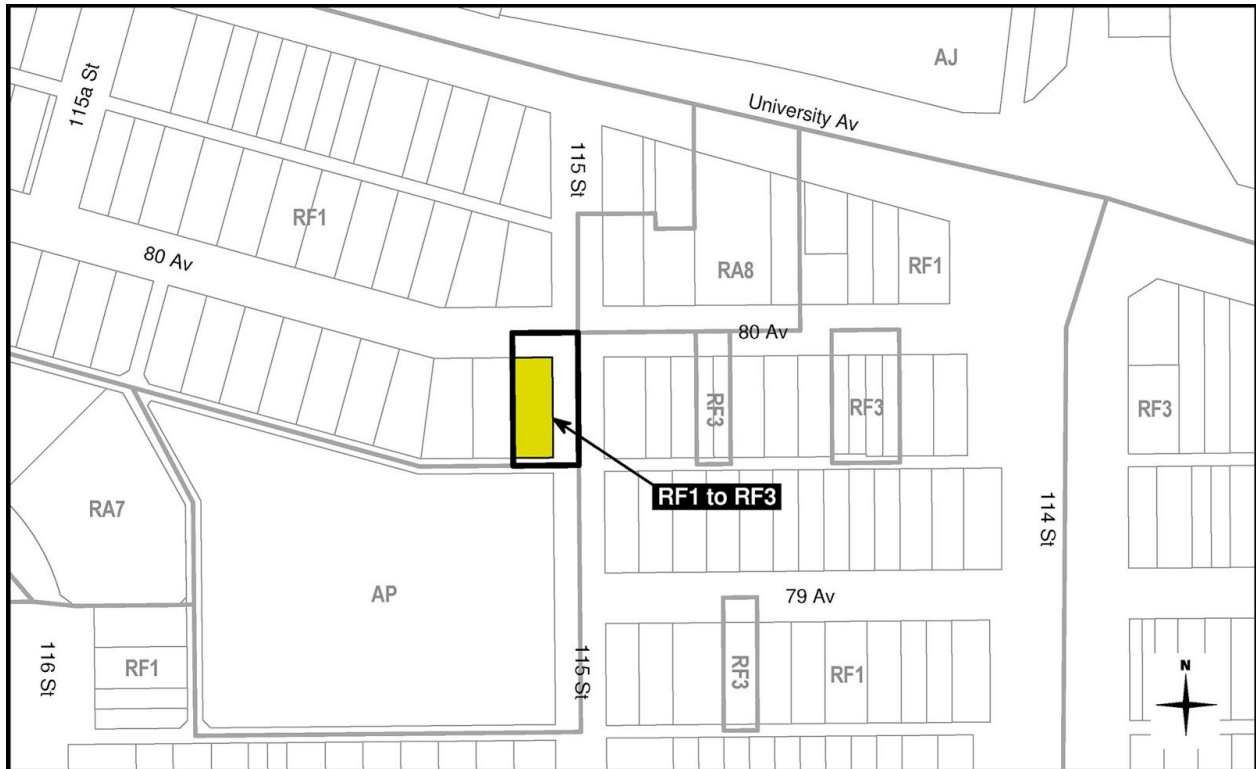
# CITY PLANNING REPORT

## REZONING

### McKERNAN

## 7910 - 115 Street NW

To allow for small scale infill development.



## RECOMMENDATION AND JUSTIFICATION

City Planning is in **SUPPORT** of this application because it:

- provides an opportunity for small scale infill development that will increase housing diversity within 400m of the McKernan Belgravia LRT Station;
- conforms with the McKernan-Belgravia Station ARP; and
- is compatible with surrounding land uses.

## THE APPLICATION

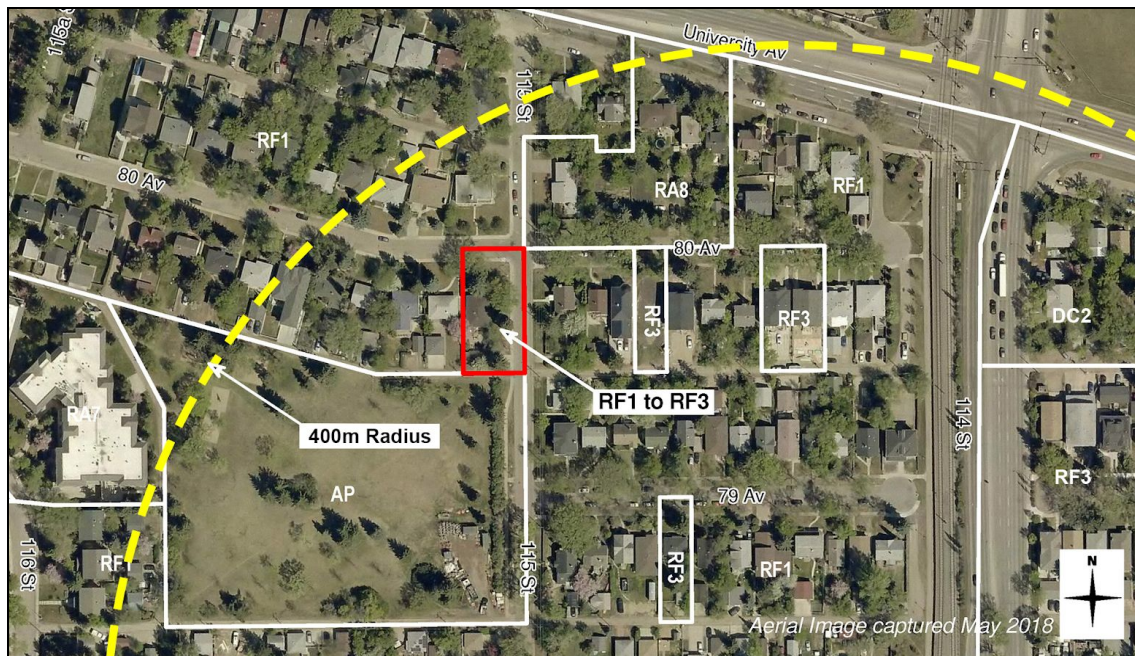
CHARTER BYLAW 18968 will amend the Zoning Bylaw from from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone. The applicant's stated intent is to develop a garden suite on the lot closer to the flanking roadway under the reduced minimum setback, of 2.0m, required in the (RF3) Zone. The (RF1) Zone would require a side setback of 3.0m. The applicant intends to retain the existing single detached house.

At this location, Row Housing would be permitted under the (RF3) Zone. Proposed amendments to the RF3 and other "missing middle" zones are scheduled to be presented at the August 26, 2019 Public Hearing. Administration has compared the proposed amendments with the current regulations of the (RF3) Zone, and determined that the application would remain supportable under the new regulations.

## SITE AND SURROUNDING AREA

The site is located at the southwest corner of 80 Avenue NW and 115 Street NW and currently contains a single detached house and detached garage. Single Detached Residential, zoned (RF1), exists to the north, east and west of the site. A large site, zoned (RA8) Medium Rise Apartment Zone is situated to the north-east. The site is opposite Charles Simmonds Park to the south.

The site is located within a 400 meter radius of the McKernan-Belgravia LRT Station.

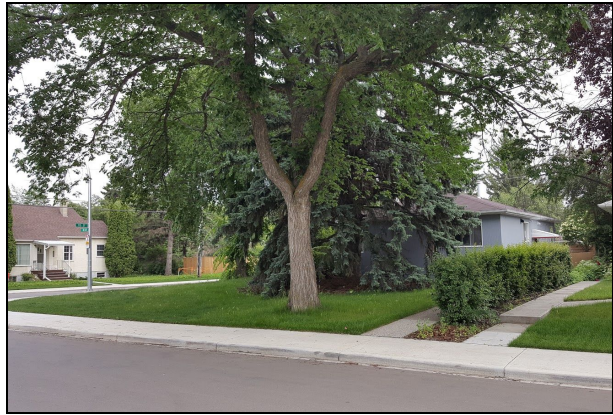


AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(RF1) Single Detached Residential Zone	Single Detached House
<b>CONTEXT</b>		
North	(RF1) Single Detached Residential Zone	Single Detached House
Northeast	(RA8) Medium Rise Apartment Zone	Single Detached House
East	(RF1) Single Detached Residential Zone	Single Detached House
South	(AP) Public Parks Zone	Charles Simmonds Park
West	(RF1) Single Detached Residential Zone	Single Detached House



VIEW - LOOKING NORTHWEST FROM 115 ST NW



VIEW - LOOKING SOUTHEAST FROM 80 AVE NW

## PLANNING ANALYSIS

### LAND USE COMPATIBILITY

The (RF3) Zone will continue to allow for single detached, semi-detached, and duplex housing but will also provide the additional opportunity for row housing. Apartment housing and stacked row housing are also permitted under the proposed (RF3) Zone, however, they would not be permitted to be developed on this site as it is smaller than 750 m<sup>2</sup>. The Mature Neighbourhood Overlay would still apply and continue to limit height to a maximum of 8.9 metres or approximately 2.5 storeys.

Garden suites are a Permitted Use under current (RF1) Zone, however where the building faces the flanking Side Lot line, the minimum Side Setback is 3.0 m with a detached garage. Under the RF3 Zone, this minimum Side Setback is reduced to 2.0 m.

## PLAN IN EFFECT

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

The proposed rezoning conforms to the McKernan-Belgravia Station ARP which identifies this site within the Neighborhood Infill Precinct. This precinct is intended to support modest intensification through small scale neighbourhood infill. The Mature Neighborhood Overlay remains in effect with this rezoning ensuring any future redevelopment is sensitive in scale to existing residential.

## TECHNICAL REVIEW

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

## PARKING, LOADING AND VEHICULAR ACCESS

Redevelopment requires vehicular access be reconfigured from the flanking roadway to the abutting lane. The site is subject to TOD parking reductions.

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> May 27, 2019	<ul style="list-style-type: none"><li>• Number of recipients: 26</li><li>• No responses received</li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>• <a href="http://edmonton.ca/mckernan">edmonton.ca/mckernan</a></li></ul>

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

## APPENDICES

- 1 Application Summary

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	18968
Location:	Southwest corner of 80 Avenue NW and 115 Street NW
Address:	7910 - 115 Street NW
Legal Description:	Lot 43, Block 2, Plan 2831HW
Site Area:	628 m <sup>2</sup>
Neighbourhood:	McKernan
Notified Community Organizations:	McKernan Community League, Belgravia Community League
Applicant:	Yiping Peng and Jiaquan Chen

### PLANNING FRAMEWORK

Current Zone and Overlay:	(RF1) Single Detached Residential Zone (MNO) Mature Neighborhood Overlay
Proposed Zone and Overlay:	(RF3) Small Scale Infill Development Zone (MNO) Mature Neighborhood Overlay
Plan in Effect:	McKernan - Belgravia Station Area Redevelopment Plan
Historic Status:	None

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Branch:	City Planning
Section:	Planning Coordination