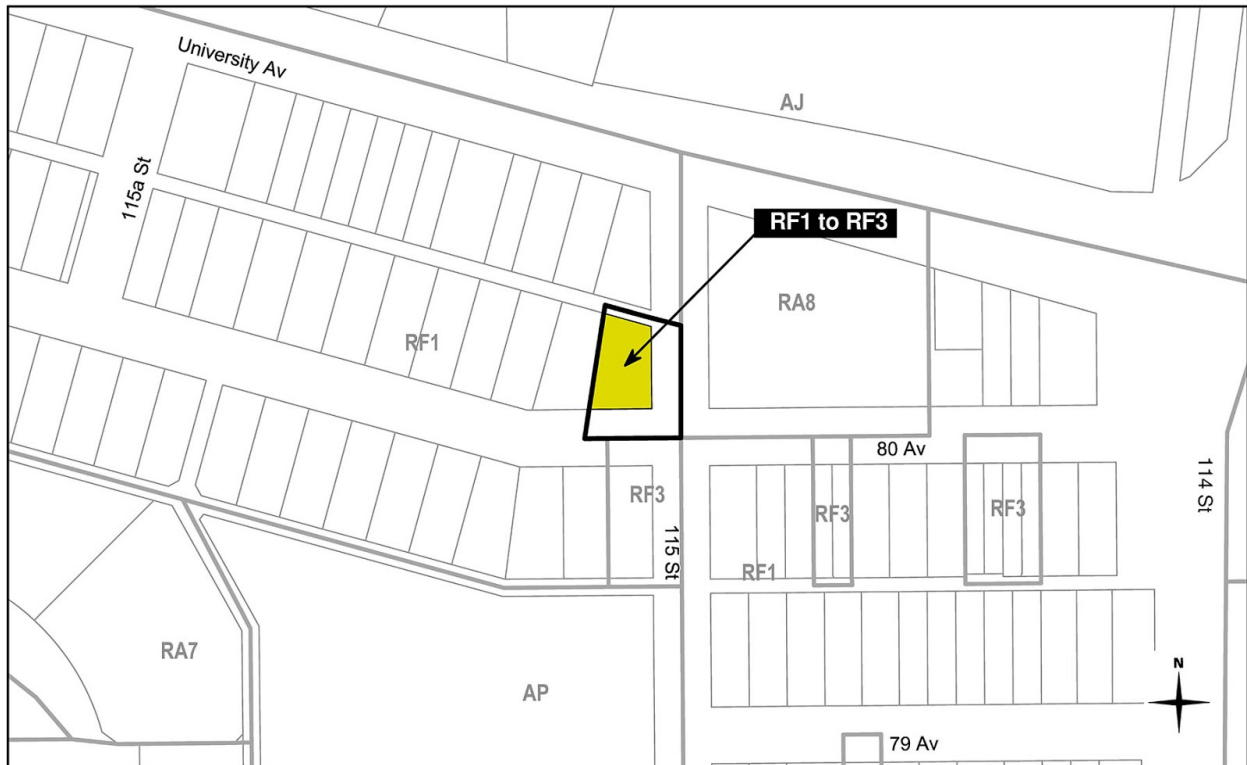




# ADMINISTRATION REPORT **REZONING** MCKERNAN

## 11508 - 80 AVENUE NW

To allow for multi-unit housing.



## RECOMMENDATION AND JUSTIFICATION

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

- provides the opportunity for increased density and housing choice within 400m of the McKernan Belgravia LRT Station;
- is in conformance with the McKernan-Belgravia Station Area Redevelopment Plan;
- is located in close proximity to transit service;
- provides sensitive transitions and setbacks to adjacent properties; and
- is located on a corner lot near an arterial road, where row housing developments are generally supported.

## THE APPLICATION

1. CHARTER BYLAW 19464 to rezone the subject site from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone.

## SITE AND SURROUNDING AREA

The subject site is a lot of approximately 620 square metres. It is located near the northern edge of the McKernan neighbourhood at the intersection of 85 Avenue NW and 115 Street NW. It is half a block from University Avenue NW, which is an arterial road and transit route. The site is located near 114 Street NW, which is a frequent transit and LRT route, and is approximately 300 metres from the McKernan-Belgravia LRT Station. The subject site is approximately 60 metres from Charles Simmonds Park.



AERIAL VIEW OF APPLICATION AREA

|                     | EXISTING ZONING                           | CURRENT USE            |
|---------------------|---|------------------------|
| <b>SUBJECT SITE</b> | (RF1) Single Detached Residential Zone    | Single detached house  |
| <b>CONTEXT</b>      |   |                        |
| North               | (RF1) Single Detached Residential Zone    | Single detached house  |
| East                | (RA8) Medium Rise Apartment Zone          | Single detached houses |
| South               | (RF3) Small Scale Infill Development Zone | Single detached house  |

|      |  |                       |
|------|--|-----------------------|
| West | (RF1) Single Detached Residential Zone | Single detached house |
|------|--|-----------------------|



VIEW OF THE SITE LOOKING NORTHWEST



VIEW OF THE SITE LOOKING SOUTHWEST

## PLANNING ANALYSIS

### LAND USE COMPATIBILITY

The site is within the Mature Neighborhood Overlay (MNO) which is designed to ensure that infill development, such as Row Housing, is sensitive to its surrounding context. The regulations that control built form in the RF3 Zone, with the regulations of the MNO, are largely the same as those of the RF1 Zone. Front and rear setback requirements in both zones are the same, the maximum height in both zones is 8.9 metres. However, the RF3 Zone requires a more sensitive interior setback of 3.0 metres while the RF1 zone requires only 1.2 metres.

The RF3 Zone allows a higher site coverage than the RF1 Zone, but on this particular site the size of the building will be constrained by setback requirements, resulting in similar allowable built form to an RF1 development. The land use activities that will be allowed on the site are residential in nature, and the same as those allowed in the RF1 Zone, but the proposed zone will allow the division of the building into additional, smaller units. As well, Single Detached Housing could have Garden Suites in the RF1 Zone that are 6.5 metres in height whereas a garage in the RF3 Zone associated with Multi-unit Housing could only be 4.3 m in height.. The transition provided by the proposed zone to the single detached house to the west of the subject property is considered appropriate.

|                                  | <b>Current RF1 - Single Detached Housing</b> | <b>Proposed RF3 - Multi-Unit Housing</b>   |
|----------------------------------|--|--|
| <b><u>Principal Building</u></b> |  |  |
| <b>Height</b>                    | 8.9 m  | 8.9 m                                      |
| <b>Front Setback</b>             | Determined based on adjacent front setback   | Determined based on adjacent front setback |

|                              |        |        |
|------------------------------|--------|--------|
| <b>Interior Side Setback</b> | 1.2 m  | 3.0 m  |
| <b>Flanking Side Setback</b> | 1.2 m  | 2.0 m  |
| <b>Rear Setback</b>          | 12.7 m | 12.7 m |
| <b>Garage/Garden Suite</b>   |        |        |
| <b>Height</b>                | 6.5 m  | 4.3 m  |
| <b>Interior Side Setback</b> | 1.2 m  | 0.9 m  |
| <b>Flanking Side Setback</b> | 1.2 m  | 2.0 m  |
| <b>Rear Setback</b>          | 1.2 m  | 1.2 m  |

The RF3 Zone is also appropriate in the context of this location as the lot across the street to the south is zoned RF3, and the site across the street to the east is zoned (RA8) Medium Rise Apartment Zone. The RF3 Zone would provide an appropriate transition from the property to the east and surrounding, lower density development. The proposed RF3 Zone would allow the opportunity for increased housing choice in the McKernan neighbourhood as it allows for the multi-unit housing use.

### **MCKERNAN-BELGRAVIA STATION AREA REDEVELOPMENT PLAN**

The subject site is within the boundaries of the McKernan-Belgravia Station Area Redevelopment Plan, which designates the site for Small Scale Residential Infill. The plan states that rezonings from RF1 to RF3 shall be considered for sites within 400 metres of the McKernan-Belgravia LRT Station, such as this one.

The plan designates the sites to the north, across the lane, for development of up to four storeys. The RF3 Zone would provide an appropriate transition from future four-storey development.

### **TRANSIT ORIENTED GUIDELINES**

The subject site is located within 400 metres of the McKernan-Belgravia LRT Station, which is identified by the Guidelines as a Neighbourhood Station. The Transit Oriented Guidelines indicate that densities on sites within 400 metres of a Neighbourhood Station, the maximum density would be 42 dwelling units per hectare, which is described as row housing.

## **TECHNICAL REVIEW**

EPCOR Water will require that one new hydrant on the north side of 80 Avenue be constructed. All other comments from affected City Departments and utility agencies have been addressed.

## PUBLIC ENGAGEMENT

|  |   |
|--|---|
| <b>ADVANCE NOTICE</b><br>July 29, 2020 | <ul style="list-style-type: none"><li>● Number of recipients: 27</li><li>● 3 responses received</li><li>● Number of responses with concerns: 2</li><li>● Common comments included:<ul style="list-style-type: none"><li>○ No need to demolish the existing house</li><li>○ Too much development in the area</li><li>○ ARP does not adequately define appropriate transitions from higher density to lower density</li></ul></li></ul> |
| <b>WEBPAGE</b>                         | <ul style="list-style-type: none"><li>● <a href="http://edmonton.ca/mckernan">edmonton.ca/mckernan</a></li></ul>  |









## CONCLUSION

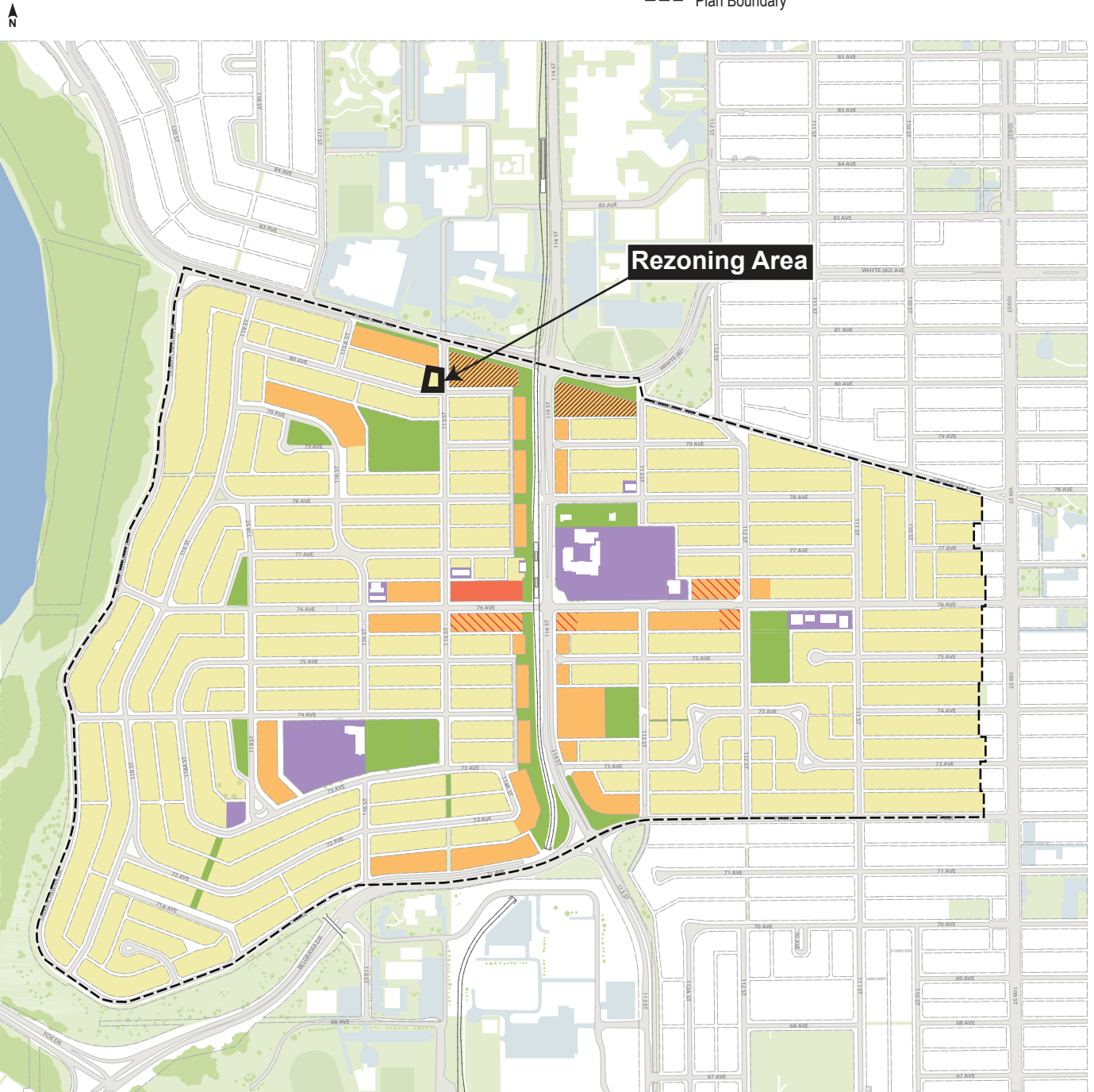
Administration recommends that City Council **APPROVE** this application.

## APPENDICES

- 1 Context Plan Map
- 2 Application Summary

Figure 15: Development Concept

-  Mixed Use Residential (Commercial Required)
-  Mixed Use Residential (Commercial Allowed)
-  Residential (6 storey max)
-  Residential (4 storey max)
-  Small Scale Residential Infill
-  Parks and Open Space
-  Institutional / Public Utility Uses
-  Plan Boundary



## APPLICATION SUMMARY

### INFORMATION

|                                     |  |
|-------------------------------------|--|
| Application Type:                   | Rezoning   |
| Charter Bylaw:                      | 19464  |
| Location:                           | North of 80 Avenue NW and west of 115 Street NW  |
| Address:                            | 11508 - 80 Avenue NW   |
| Legal Description:                  | Lot 30, Block 18, Plan 3824HW  |
| Site Area:                          | 620 square metres  |
| Neighbourhood:                      | McKernan   |
| Notified Community Organization(s): | Central Area Council of Community Area Council, the McKernan District Community League, and the Belgravia Community League |
| Applicant:                          | Hampton Homes Inc.   |

### PLANNING FRAMEWORK

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

Written By: Jeff Booth  
Approved By: Tim Ford  
Branch: Development Services  
Section: Planning Coordination