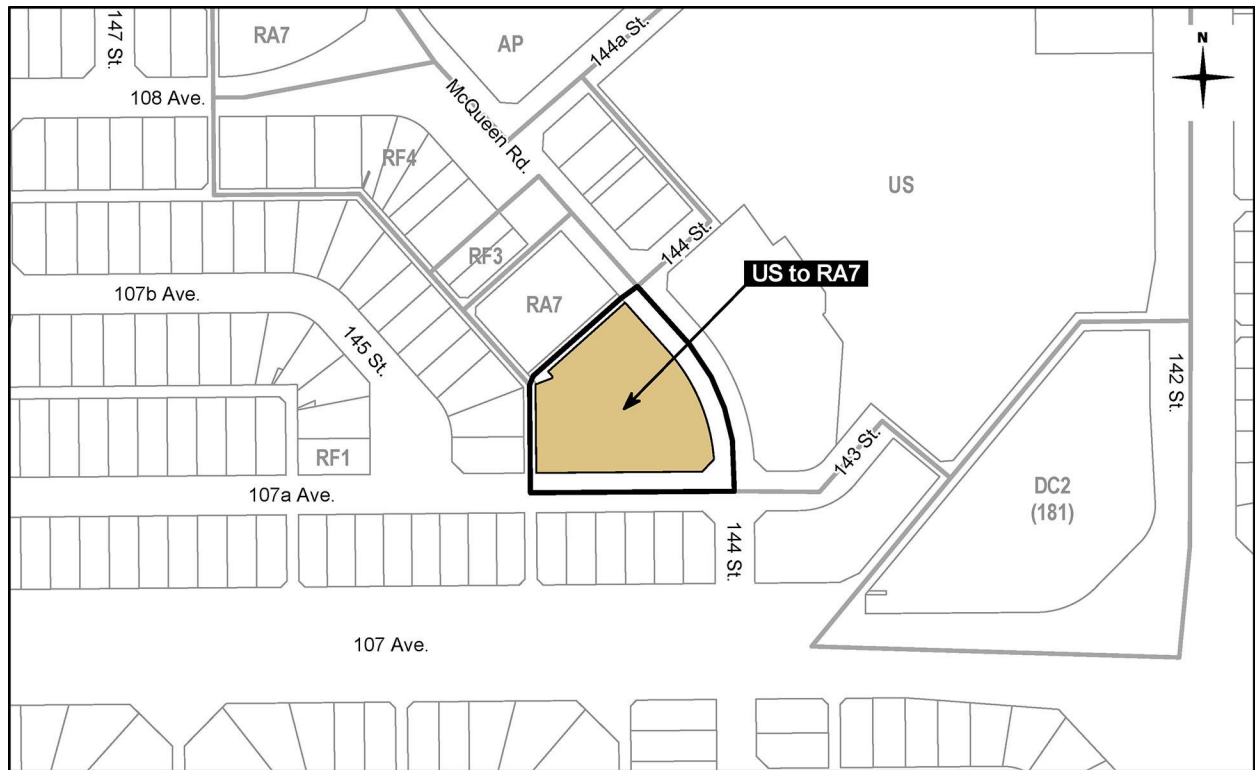




ADMINISTRATION REPORT **REZONING** McQUEEN

14311 - McQueen Road NW

To allow for low rise multi-unit housing.



Recommendation: That Charter Bylaw 19711 to amend the Zoning Bylaw from (US) Urban Service Zone to (RA7) Low Rise Apartment Zone be APPROVED.

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

- allows for the continued use of the existing multi-unit housing building on the site;
- is surrounded by roads, a laneway, and a utility lot on all sides, providing a buffer to surrounding development
- provides increased housing choice within the neighbourhood; and
- is in close proximity to transit service and commercial shopping opportunities.

Report Summary

This land use amendment application was submitted by N. Scott Seibel on December 17, 2020 on behalf of Oak Point Developments Ltd. This application proposes to change the designation of three parcels from (US) Urban Service Zone to (RA7) Low Rise Apartment Zone to allow for:

- a multi-unit residential development with a maximum building height of 14.5-16.0 metres (an increase from the current maximum of 10.0 metres);
- a maximum building floor area of approximately 13,775 square metres, based on a floor area ratio (FAR) of 2.5.

This proposal is in alignment with the The City Plan by aligning with the goals and policies to accommodate all future growth for an additional 1 million people within Edmonton's existing boundaries. To do this, 50% of all new residential units are intended to be created at infill locations.

The Application

CHARTER BYLAW 19711 to amend the Zoning Bylaw (US) Urban Service Zone to (RA7) Low Rise Apartment Zone

The stated intent of the applicant is to continue the current multi-unit housing use of the site, and not to redevelop.

Site and Surrounding Area

The site has a total area of approximately 5,510 square metres and consists of one corner lot. It is located near the edge of the McQueen neighbourhood, on the corner of 107A Avenue NW and McQueen Road NW, a local and collector road, respectively. The site is directly across the street from Edmonton Menorah Academy and Archbishop McDonald High School, and approximately 125 metres from McQueen Park. It is also approximately 150 metres walking distance from a commercial strip mall on the corner of 107 Avenue NW and 142 Street NW. There is bus service nearby on both 107 Avenue NW and McQueen Road. 107 Avenue will be part of the Frequent Transit Network in the 2021 ETS bus network, and is identified as a Secondary Corridor in The City Plan.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(US) Urban Services Zone	Multi-unit housing
CONTEXT		
North	(RA7) Low Rise Apartment Zone	Easter Seals McQueen Residence
East	(US) Urban Services Zone	Single Detached House
South	(RF1) Single Detached Residential Zone	Single Detached House
West	(AJ) Alternative Jurisdiction Zone	North Saskatchewan River Valley



VIEW OF THE SITE LOOKING SOUTHWEST



VIEW OF THE SITE LOOKING SOUTH

Planning Analysis

SITE HISTORY

The existing building on this site is a purpose-built two-storey multi-unit housing structure which was constructed in 1979 at which time the site was zoned (RA7) Low Rise Apartment Zone. City records indicate that the property was rezoned to (US) in the 1980s.

While the zoning has changed, the operation of the building as multi-unit housing has continued as the property had legal non-conforming status due to the pre-existing structure and permits for issued by the City. The stated intent of the applicant is to bring the existing multi-unit housing use into conformance with its zoning. Because multi-unit housing is not a listed use under the current zoning, the use would not be allowed to continue if it lapsed for more than 6 months due to some unforeseen circumstance.

LAND USE COMPATIBILITY

The proposed rezoning would allow a larger building than currently exists on the site. However, the site is considered suitable for a low rise apartment building as it is surrounded by roads and laneways on three of the site's four sides, and is separated from the property to the northwest by a utility lot, ensuring sufficient separation from the surrounding residential properties. Were the site to be redeveloped in the future, there are specific regulations in the RA7 Zone that would require setbacks above 10 metres in height and that any overlook on adjacent properties is minimized. The land use activities that will be allowed on the site are largely residential in nature, with opportunities for optional, small-scale commercial development at ground level. The limited commercial uses allowed in the RA7 Zone are considered appropriate at this location on a collector road, and any commercial premises would be limited to a maximum floor area of 275 square metres.

US & RA7 COMPARISON SUMMARY

	US Zone <i>Current</i>	RA7 Zone <i>Proposed</i>
Maximum Height	10.0 m	14.5 m flat roof/ 16.0 m pitched roof
Maximum Floor Area Ratio (FAR)	No maximum	2.3
Maximum Density	n/a	No maximum
Minimum Setbacks and Stepbacks		
Front Setback	6.0 m	4.5 m
Side Setbacks	4.5 m	1.2 m 3.0 m above 10.0 m
Rear Setback	7.5 m	7.5 m

Residential Infill Guidelines (RIGs)

The Residential Infill Guidelines indicate that low rise apartments may be located on corner sites at the edge of the neighbourhood, facing an arterial road. The subject site is located on a corner site, near the edge of the McQueen neighbourhood on a collector road rather than an arterial road.

The RIGs also state that the site should have direct access to a lane and building massing should be reduced through the use of stepbacks. The proposed RA7 Zone meets these guidelines as the site has direct access to two lanes, and stepbacks are required above 10 metres in height.

Technical Review

Transportation

On June 23, 2020, City Council approved Open Option Parking, which provides developers' flexibility to choose the amount of parking that they feel is appropriate for their projects. If redevelopment of the site were to occur, the parking supply for this project will accordingly be determined at the development permit stage. With redevelopment of the site, vehicular access would also be required to be from the lane to conform with the Zoning Bylaw.

Drainage

Any redevelopment allowed under the proposed zone would not have a significant impact on the existing drainage infrastructure in the area.

EPCOR Water

In the event of future redevelopment, the applicant would be required to construct approximately 110 metres of new water mains on 107A Avenue NW, approximately 140 metres of new water mains on McQueen Road, and two hydrants.

Community Engagement

ADVANCE NOTICE January 14, 2021	<ul style="list-style-type: none">• Number of recipients: 58• One response was received with questions only• One response was received with concerns about the uses that would be allowed if redevelopment were to occur
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/mcqueen

Conclusion

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19711
Location:	North of 107A Avenue NW and west of McQueen Road NW
Address:	14311 - McQueen Road NW
Legal Description:	Lot 34, Block 10, Plan 2599KS
Site Area:	5,510 square metres
Neighbourhood:	McQueen
Notified Community Organizations:	Grovenor Community League and McQueen Community League
Applicant:	N. Scott Seibel

PLANNING FRAMEWORK

Current Zone:	(US) Urban Service Zone
Proposed Zone:	(RA7) Low Rise Apartment Zone
Plan in Effect:	None

Written By:
Approved By:
Branch:
Section:

Jeff Booth
Tim Ford
Development Services
Planning Coordination