

# Charter Bylaw 19681

To allow for mixed use, high density, transit oriented development, Holyrood

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## Purpose

Rezoning from DC2 to DC2; located at 8310 - 93 Avenue NW and 8311 - 93 Avenue NW.

## Readings

Charter Bylaw 19681 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Charter Bylaw 19681 be considered for third reading."

## Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on July 30 and August 7, 2021. The Charter Bylaw can be passed following third reading.

## Position of Administration

Administration supports this proposed Charter Bylaw.

## Previous Council/Committee Action

At a Public Hearing on May 11, 2021, City Council passed the following motion:

*"That Bylaw 19681 be referred back to Administration to revert the appendices to as shown in DC2.1001 and revert the maximum Height, Density, and floor plate size as shown in DC2.1001, and return to the August 17, 2021, City Council Public Hearing."*

## Report

The purpose of Charter Bylaw 19681 is to make adjustments to the previously approved (DC2) Site Specific Development Control Provision for the Holyrood Gardens redevelopment; Lot 31, Block 15, Plan 0325528, Lot 23, Block 26, Plan 1820389 and road closed by Bylaw 19701. The existing DC2.1001 Provision was approved on July 9, 2018 and allows for a mixed-use primarily high-density residential development divided into two specific Areas. Area 1, which includes 2 existing mid rise residential buildings with up to 100 residential dwellings, is located on the northern portion of the site. Area 2, located immediately to the south of Area 1, allows for the development of 8 new buildings and up to 1200 new residential dwellings.

The general intent of the proposed DC2 Provision remains the same as the current DC2.1001, but with the following notable adjustments:

Area 1:

- General administrative changes and updates to use class terminology to ensure consistency with the Edmonton Zoning Bylaw.

Area 2:

- General administrative changes and updates to use class terminology to ensure consistency with the Edmonton Zoning Bylaw;
- Increasing the maximum number of dwellings from 1200 to 1450;
- Increasing the minimum number of dwellings required to have two bedrooms or more from 450 to 544 (proportional increase);
- Increasing the minimum number of dwellings designed to be suitable for families from 120 to 145 (proportional increase);
- Adjusting regulations for vehicle parking in response to the City's Open Option Parking strategy, while providing a maximum total of 1425 spaces for all uses, including any visitor parking. Of these, a maximum of 25 spaces would be allowed as surface parking with the remainder in an underground parkade.

In response to the May 11, 2021 referral motion, the applicant made the following main revisions to the proposal:

- Updating the appendices to more accurately reflect requirements in the text of the zone such as showing the buildings accurately 14 metres apart and matching the size of the Publicly Accessible Private Park to the size requirement in the text;
- Decreasing the proposed increase in density from 450 to 250 dwellings and making the increase in the number of two bedroom dwellings and dwellings designed to be suitable for families proportional with the increase;
- Removing all proposed built form changes (building shapes, heights and tower floor plate sizes);
- Adding an overall maximum number of vehicular parking spaces of 1425 for residential parking, visitor parking and parking for commercial uses combined. This is effectively the maximum that is currently allowed for the approved 1200 dwellings;
- Increasing the required size of the Publicly Accessible Private Park from 1000 m<sup>2</sup> to 1150 m<sup>2</sup>; and
- Removing the requirement for Developer Sponsored Affordable Housing in response to the repeal of City Policy C582 (City mandated adjustment).

All comments from civic departments or utility agencies regarding this proposal have been addressed.

### **Public Engagement**

The applicant sent out a Pre-Application Notification to surrounding property owners and the presidents of the Holyrood, Strathearn, Bonnie Doon and Idylwyld Community Leagues as well as the Edmonton Federation of Community Leagues and the Southeast Area Association of Community Leagues on July 14, 2020. As reported by the applicant, 23 people responded to provide feedback.

Advance Notice was sent by the City to the same recipients on September 11, 2020. 37 responses were received, including comments from the Holyrood and Strathearn Community Leagues.

Due to public health precautions related to COVID-19, an in-person Public Engagement Session was not held for this proposal. Instead, between November 9 - 30, 2020, online feedback was collected through the City's Engaged Edmonton webpage. The page was visited by 264 people, 43 of whom either asked questions or left comments.

After the May 11, 2021 referral, Administration emailed everyone who had provided an email address through the City's engagement activities described above, providing the details of the applicant's response to the motion. 13 responses were received. It should be noted that the intent of this engagement was just to provide an informal update to the still open Public Hearing, rather than to carry out formal engagement.

Feedback received from the above is summarized in the attached Administration Report.

### **Attachments**

1. Charter Bylaw 19681
2. Administration Report