

# Charter Bylaw 19865

To allow for a mixed-use, high density, transit-oriented development, Strathearn

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## Purpose

Rezoning from DC2 and AP to RF5, RA7, RA8, RA9, AP, and DC2; located at 9508 - 87 Street NW; 9518 - 87 Street NW; 8720 - 95 Avenue NW, 8722 - 95 Avenue NW, 8724 - 95 Avenue NW, 9560 - 87 Street NW, 8428U - 94 Avenue NW and 8712U 96 Avenue NW.

## Readings

Charter Bylaw 19865 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 19865 be considered for third reading.”

## Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on August 20, 2021 and August 28, 2021. The Charter Bylaw can be passed following third reading.

## Position of Administration

Administration supports this proposed Charter Bylaw.

## Report

The purpose of Charter Bylaw 19865 is to change zoning from (DC2) Site Specific Development Control Provision and (AP) Public Parks Zone to (RF5) Row Housing Zone, (RA7) Low Rise Apartment Zone, (RA8) Medium Rise Apartment Zone, (RA9) High Rise Apartment Zone, (AP) Public Parks Zone and (DC2) Site Specific Development Control Provision.

The existing DC2.917 Provision was approved on January 25, 2016 and allows for a comprehensive redevelopment of Strathearn Heights Apartments into a mixed use, primarily residential, high density transit oriented urban village. Key characteristics of the DC2.917 Provisions include the following:

- Building heights ranging from 12 metres to 81 metres;
- 1,900 Residential Dwellings; and
- Up to 9,800 m<sup>2</sup> of commercial space located along 95 Avenue and 87 Street.

The intent of this application remains the same as with the current DC2 with a full project build-out of a transit oriented urban village with approximately 1,900 dwellings but proposes the use of conventional residential zoning (RF5, RA7, RA8, and RA9) throughout the majority of the site while establishing a new and smaller DC2 Provision adjacent to the future Strathearn LRT Stop.

The proposed DC2 Provision would allow for redevelopment of the southern portion of the site with the following characteristics:

- A maximum of 81 metres (approximately 20 storeys);
- one high-rise building with a ground oriented podium and a High-rise and mid-rise building on a shared podium.
- a maximum Floor Area ratio of 5.0;
- up to 500 residential dwellings;
- up to 6,505 m<sup>2</sup> of gross floor area for commercial uses;
- surface and underground parking; and
- 1,613 m<sup>2</sup> transit plaza and pedestrian connections to other areas of the redevelopment site.

The proposed use of the RF5, RA7, RA8, and RA9 zones allow for varied residential built form heights ranging from 10 to 60 metres, approximately 2 storeys to 15 storeys.

A smaller zoned (AP) portion will remain within the central portion of the site to allow for the development of a Public Park intended to be connected with other publicly accessible private parks, open spaces and greenways throughout the site.

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

### **Public Engagement**

The applicant sent out a Pre-Application Notification neighbourhood wide and to the presidents of the Strathearn Community League and the Southeast Area Association of Community Leagues on February 9 and 11, 2020 inviting residents to participate in an applicant-hosted public engagement sessions held on February 19 and 22, 2020. As reported by the applicant, five people responded to the notice requesting for additional information, and a total of 85 attendees participated in the applicant hosted engagement sessions.

Administration sent Advance Notice to the Strathearn Neighbourhood property owners and the presidents of the Strathearn and Cloverdale Community leagues on August 28, 2020. 5 responses were received and are summarized in the attached Administration Report.

Due to public health precautions related to COVID-19, an in-person Public Engagement Session was not held for this proposal. Instead, between June 7 - 25, 2021, online feedback was collected through the City's Engaged Edmonton webpage. The page was visited by 372 people, 54 of whom either asked questions or left comments.

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

### **Attachments**

1. Charter Bylaw 19865
2. Administration Report