

Charter Bylaw 18178

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

Purpose

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

Readings

Charter Bylaw 18178 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 18178 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on June 22, 2018, and June 30, 2018. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Previous Council/Committee Action

At the November 17, 2017, City Council Public Hearing, the following motion was passed:

That the September 11, 2017, Urban Form and Corporate Strategic Development report CR_5108 be referred back to Administration to return with a proposal that generally meets the large site guidelines for the 35 percent plane, the tower floor plate size, and work with the community on potential road closures to mitigate traffic cutting back into the community including concerns about ramp design and pedestrian access on 93 Avenue and refer the revised proposal to the Edmonton Design Committee.

Report

Charter Bylaw 18178 proposes to rezone land from (DC2) Site Specific Development Control Provision to a new (DC2) Site Specific Development Control Provision. The proposed DC2 Provision provides the opportunity for a mixed use, transit oriented development that is primarily residential with limited commercial uses. A maximum of 1,200 dwellings are proposed across the site, providing high density infill redevelopment along the planned Valley Line LRT. The applicant proposes eight buildings with a variety of heights. They consist of four to six-storey low-rise buildings, 12-storey mid-rise buildings, and a slim 25-storey high-rise tower. All vehicular parking is provided underground, with the exception of some surface-level visitor and commercial parking.

Comments from civic departments and utility agencies have been addressed.

Policy

- *The Way We Grow*, Edmonton's Municipal Development Plan
- *The Way We Move*, Edmonton's Transportation Master Plan

Corporate Outcomes

The Way Ahead, Edmonton's Strategic Plan, is supported through the following Corporate Outcomes and Strategic Goals:

- Edmonton is attractive and compact and Edmontonians use public transit and active modes of transportation - This Charter Bylaw transforms Edmonton's urban form, enhances use of public transit and active modes of transportation, and improves the city's livability. The rezoning facilitates rejuvenation of an underutilized site, increases residential density at a major transit corridor, and offers small scale commercial opportunities. Connectivity is provided throughout the site for pedestrians and cyclists, and green spaces support passive and active recreation.

Public Consultation

Urban Form and Corporate Strategic Development, the applicant, and community stakeholders participated in a number of engagement opportunities prior to City Council's November 2017 referral motion, and continued to do so while working to respond to Council's motion. Summaries of these processes and feedback received are contained in the attached Urban Form and Corporate Strategic Development report.

Attachments

1. Charter Bylaw 18178
2. Urban Form and Corporate Strategic Development report