

Bylaw 18226

To allow for a high density residential development and hotel adjacent to a transit centre, Eaux Claires

Purpose

Rezoning from AG to DC2, located at 9503 - 157 Avenue, Eaux Claires.

Readings

Bylaw 18226 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 Bylaw 18226 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, January 5, 2018, and Saturday, January 13, 2018. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

Bylaw 18226 proposes to amend the Zoning Bylaw from (AG) Agricultural Zone to (DC2) Site Specific Development Control Provision. The proposed DC2 Zone allows up to 532 dwelling units. 134 of these units may be developed as hotel rooms. Four buildings are proposed in total:

Area A – mid-rise apartment building (max. 18 metres – approx. five storeys) in the southern portion of the site. While not required by the zone, the applicant's intent is to develop this building as housing for seniors;

Area B – high-rise apartment building (max. 45 metres – approx. 14 storeys) in the western portion of the site;

Area C – high-rise apartment building (max. 45 metres – approx. 14 storeys) with a row housing development at the base (max. 12 metres – approx. three storeys) in the eastern portion of the site; and

Area D – hotel and/or high-rise apartment building (max. 40 metres – approx. 12 storeys) in the north-western portion of the site. A mix of hotel rooms and apartment housing is permitted within this building.

All required parking is provided onsite and will be primarily underground. Limited commercial uses are permitted on the ground and second floor of residential buildings and within the hotel. Publicly accessible pedestrian walkways are provided throughout the site.

The proposal aligns with the Transit Oriented Development Guidelines by establishing higher residential densities, providing employment opportunities, placing parking underground, incorporating family suitable housing, and providing appropriate transitions to smaller scale development. The proposed development does not meet the TOD building and site design guidelines which recommend that buildings frame the street with limited setbacks. Instead, buildings are setback from the transit centre to provide some buffer from noise and pollution and are oriented toward the internal private road to accommodate loading and drop-off. The street-presence of buildings along 157 Avenue will be enhanced through design approaches such as glazing, stepbacks, and changes in building finishes. Associated Bylaw 18225 proposes to amend the Eaux Claires Neighbourhood Structure Plan to reflect the proposed rezoning.

Policy

The application supports the policies of *The Way We Grow* by promoting medium and higher density residential and employment growth around transit centres, supporting contiguous development, promoting the completion of a developing neighbourhood, and providing a range of housing options.

Corporate Outcomes

- Edmonton is attractive and compact - the proposed development will replace vacant land with a high density residential development and hotel. Publicly accessible pedestrian connections will be provided through the site and parking will be provided underground.

Public Consultation

- August 18, 2015 - Advance notification was sent to property owners in the Eaux Claires neighbourhood, the Evansdale, Lago Lindo, and Lorelei Beaumaris Community Leagues, the Area Council No. 17 Area Council, and the Castle Downs Recreation Society Area Council.
- August 4, 2017 - The applicant sent notices of their proposed direct control zone to property owners within 60 metres for their site.
- November 16, 2017 - A public open house was held.

A summary of responses can be found in the attached report.

Attachments

1. Bylaw 18226
2. Urban Form and Corporate Strategic Development report (attached to Bylaw 18225 – Item 5.6)