

Bylaw 18178

To allow for a mixed use, high density, transit oriented development with underground parking integrated with a future LRT stop, Holyrood

Purpose

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

Readings

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 Bylaw 18178 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, August 25, 2017, and Saturday, September 2, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The application proposed to rezone the subject site from (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision. Bylaw 18178 replaces approved DC2.409 (Bylaw 11279, approved by City Council on June 17, 1996), which accommodates a medium density residential development across four areas. The currently approved DC2.409 provides an opportunity for the development of a maximum of 460 dwelling units within apartment and/or multi-unit townhouse buildings.

The existing age and building condition on this site has declined, reaching the end of its viable life cycle. At the same time the construction of the Valley Line LRT is proceeding to this location, creating a significant redevelopment opportunity. The previous owner began redevelopment on the far north corner of the site with construction of the Holyrood Boulevard Apartment building but abandoned completion of the overall project. The new owner envisions comprehensively redeveloping the entire site and has proposed a new DC2 zone for a high density, mixed-use, transit-oriented development to achieve this. The proposal is to develop up to 1,200 residential apartment units within four medium-rise and three high-rise buildings (ranging from six to twenty-two storeys), and up to 1.0 hectare of publicly accessible open park space. All required parking is provided on site and will primarily be underground.

A Traffic Impact Assessment, Drainage Servicing report, Sun-shadow Study, and Angular Plane Models were submitted to support this application. All comments from affected civic department and utility agencies have been addressed.

Policy

The proposed rezoning supports *The Way We Grow*, Edmonton's Municipal Development Plan by promoting medium and higher density residential and employment growth around LRT stations, encouraging commercial and employment uses to locate at LRT stations, creating place making elements at LRT Stations in cooperation with the public and private sectors, supporting redevelopment and residential infill that contribute to the livability and adaptability of established neighbourhoods, and including retail development as a key component of mixed use centres that focus on LRT stations and transit centres. There is no neighbourhood specific plan that applies to the subject site.

A full and detailed discussion of the application with respect to the Transit Oriented Development Guidelines is included in the council report.

Corporate Outcomes

- Edmonton is attractive and compact: The proposed rezoning diversifies the housing opportunities within the area and integrates transportation and new development.
- The City of Edmonton has sustainable and accessible infrastructure: The proposed rezoning optimizes public infrastructure by providing approximately 1.0 hectare of publicly accessible open space, and provisions to upgrade drainage and transportation infrastructure.
- Edmontonians use public transit and active modes of transportation: The proposed rezoning supports transit use by providing for increased density adjacent to a planned LRT station.

Public Consultation

The applicant sent pre-notification letters on October 26, 2016, to property owners and Community Leagues in the Holyrood, Strathearn, Idylwylde, Bonnie Doon and North Millbourne Neighbourhoods, the Southeast Community Leagues Association Area Council and the French Quarter Business Revitalization Zone. Pre-application open houses were also held by the applicant on November 9, 2016, and January 19, 2017. City staff including representatives from Transportation and the LRT group were present to answer questions from the public.

An advance notification was sent by Urban Form and Corporate Strategic Development on March 17, 2017, to property owners in the Holyrood, Strathearn, Idylwylde, Bonnie Doon and North Millbourne Neighbourhoods, the Southeast Community Leagues Association Area Council and the French Quarter Business Revitalization Zone. Approximately 2,289 postcards were sent. An open house was held on July 12, 2017, to gather feedback from the public on the proposal and was attended by approximately 315 people. A second information-only open house will be held on September 6, 2017, to provide information to the community on the proposed rezoning going forward to the Public Hearing on September 11, 2017. A summary of comments and concerns is documented in the report to Council.

Attachments

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