



REZONING APPLICATION HOLYROOD

8310, 8311 93 Avenue

To allow for a mixed use, high density, transit oriented development with underground parking.



RECOMMENDATION AND JUSTIFICATION

Urban Form and Corporate Strategic Development is in SUPPORT of this application because the proposed DC2 provision:

- establishes a major mixed use Transit Oriented redevelopment opportunity along the new Valley Line LRT;
- provides a variety of housing types, commercial opportunities and publicly accessible spaces that integrate with the local community; and
- introduces development of mid-rise infill housing along a major transit corridor.

THE APPLICATION:

This application proposes 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 Council on Jun 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 several medium and high-rise buildings. Seven buildings are proposed in total:

- Four medium density residential buildings (up to 6 storeys);
- Two high density mixed use buildings (6 to 18 storeys) at the intersection of 93 Avenue and 85 Street with small-format local commercial development on the ground level which frame the entrance into the site and neighbourhood from the LRT station; and
- One high density residential building (6 to 22 storeys) at the northeast corner of the 85th Street/90 Avenue traffic circle.

All required parking is provided onsite and will primarily be underground.

SITE AND SURROUNDING AREA

The site (approximately 5 hectares) is located in the Holyrood neighbourhood, southeast of Edmonton's downtown. It is located southeast of the Strathearn Heights Apartments and north of the Bonnie Doon Mall along the Valley Line.

The Strathearn Heights Apartments (9 ha) were rezoned in 2013, to accommodate a mixed use transit oriented development, of up to 1,900 units with 9,800 square metres of commercial development, however, redevelopment of this site has not occurred.

The existing Bonnie Doon Mall located to the south, presents a potential redevelopment opportunity in the future, however, no development applications have been made.

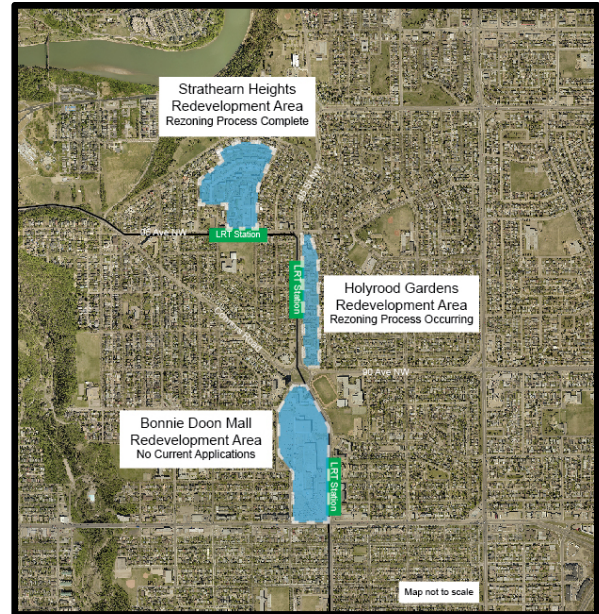
The Holyrood, Strathearn and Bonnie Doon Communities have good access to the river valley, park space, the downtown, the South East business employment areas, and commercial developments near 82 Avenue, local commercial sites, and the Bonnie Doon Mall.

The site is bounded by 85 Street to the west, 90 Avenue to the south, a rear lane, to the east, and 95 Avenue to the north. The far north portion of the site (Area 1) is the Holyrood Boulevard Apartments which consist of two 5-storey apartment buildings which will not be redeveloped as part of the rezoning proposal. The site is adjacent to the planned Valley Line LRT Holyrood stop at the intersection of 85 Street and 93 Avenue.

Surrounding land use includes single and semi-detached homes, low rise and high rise apartment buildings, religious assembly uses, fire/EMS station, public library, Vimy Ridge Academy, the Holyrood Elementary School, L'Ecole Gabirelle Roy, Dermott District Park redevelopment, the Bonnie Doon pool, and the Bonnie Doon Mall.

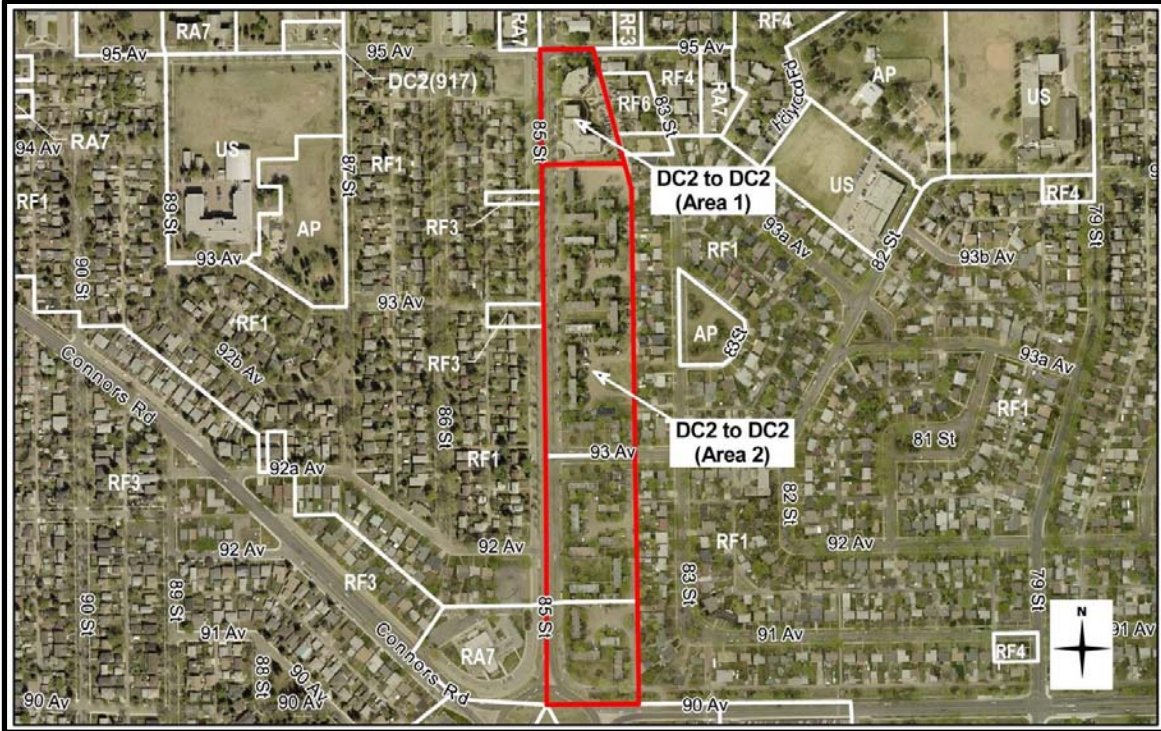
Holyrood is a residential neighbourhood developed during the 1950s that has many features typical of this era. Neighbourhood interior streets are lined with trees and are arranged in a modified grid pattern and incorporate several landscaped street islands. Most streets carry local traffic, with the exception of 95 Avenue and 79 Street which serve as collectors.

The Holyrood neighbourhood is well served with 9.5 hectares of existing parks and open space, including the Holyrood Park. The proposed DC2 Provision would add approximately 1.0 hectare of additional publicly accessible open space (equivalent to 25% open space dedication relative to the total site size).



The majority of the housing stock in the neighbourhood is single-detached housing (approximately 66%) with the remainder made up of low rise apartments.

In the City of Edmonton's 2016 municipal census, Holyrood had a population of 3,419 living in 1,632 dwellings. This is a 36% decrease from its population of 5,391 in 1971.



AERIAL VIEW OF APPLICATION AREA



ZONING ADJACENT TO THE SITE

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (DC2.409) Site Specific Development Control Provision 	<ul style="list-style-type: none"> • Row Housing and one 5 Storey Building
CONTEXT		
North	<ul style="list-style-type: none"> • (RF3) Small Scale Infill Development Zone • (RF1) Single Detached Residential Zone • (RA7) Low Rise Apartment Zone 	<ul style="list-style-type: none"> • Vacant Lot • Single Detached Housing • Apartment Housing
East	<ul style="list-style-type: none"> • (RF6) Medium Density Multiple Family Zone • (RF1) Single Detached Residential Zone 	<ul style="list-style-type: none"> • Semi-Detached Housing • Single Detached Housing
South	<ul style="list-style-type: none"> • (RA8) Medium Rise Apartment Zone • (US) Urban Services Zone • (AP) Public Parks Zone 	<ul style="list-style-type: none"> • High-rise (1) and low-rise apartment buildings • Vacant Lot • Sports Field
West	<ul style="list-style-type: none"> • (RF1) Single Detached Residential Zone • (RF3) Small Scale Infill Development Zone • (RA7) 	<ul style="list-style-type: none"> • Single Detached Housing • Semi-Detached Housing • Church building



VIEW OF THE SITE LOOKING SOUTH FROM THE 85 STREET SERVICE ROAD AT 93 AVENUE



VIEW OF THE SITE LOOKING NORTH FROM THE 85 STREET SERVICE ROAD AT 93 AVENUE



VIEW OF HOLYROOD BOULEVARD APARTMENTS LOOKING NORTH FROM THE 85 STREET SERVICE ROAD

PLANNING ANALYSIS

The proposed rezoning will facilitate a major mixed use Transit Oriented Development project along the new Valley LRT Line. This site provides a prime redevelopment opportunity that can take advantage of the large, contiguous, parcel of land and premium location adjacent to an LRT line that is currently under construction.

The proposal includes a variety of housing types, diverse commercial opportunities, direct linkages between the existing Holyrood neighbourhood the new LRT station, and a series of publicly accessible open spaces. The proposal also introduces a significant component of a mid-rise housing form along this major transit corridor, which adds needed “missing middle” housing to Edmonton’s infill stock.

Continued development in the city’s core neighbourhoods, including infill redevelopment of underutilized sites, is an established goal in Council approved policy and guideline documents including the Municipal Development Plan. As neighbourhoods transition and evolve to accommodate these objectives, it is important that new development proposals contribute thoughtfully and sensitively to the ongoing growth and change of the surrounding neighbourhood.

This site is particularly well-suited for ongoing, high quality, redevelopment as it is located immediately adjacent to a future LRT station along in an important transit corridor. The careful consideration of this site for its intended uses aligns will other similarly approved projects such as Strathearn, Century Park and West Block in Glenora.

Transit Oriented Development

The site presents a suitable location to introduce a major mixed use project. The TOD Guidelines designate the Valley Line Holyrood LRT Station Area as a Neighbourhood Station Type. As the Holyrood Gardens site is larger than 1 hectare, the recommended density in the Guidelines call for a minimum of 125 dwellings units per hectare, which this project achieves.

The proposed density and arrangement of 240 dwellings per hectare at this location is supported by an Urban Design Brief report to rationalize the proposed development pattern as well as through a Market Impact Assessment report. The market impact assessment confirms the absorption opportunity for 1200 units at this location relative to other opportunities along the corridor. The Urban Design Brief focuses on design and transition considerations in order to leverage design opportunities minimize impacts to the surrounding area.

In terms of non-residential development on the site, limited ground floor commercial uses are proposed within the two mixed use towers at the intersection of 93 Avenue are in alignment with the Guidelines which prescribe that these uses be located close to the station with direct access to an arterial or collector road.

Other recently approved TOD Neighbourhood Stations include:

- Glenora (Westblock) = 312 units per hectare
- Strathearn (Strathearn Heights Apartments) = 211 units per hectare

The Holyrood TOD rezoning would result in a density of 260 units per hectare which is in alignment with these other sites.



Aerial view facing south towards Bonnie Doon Mall

The development aligns with the TOD Guidelines by:

- Improving pedestrian and bicycle connectivity through the site and to surrounding neighbourhoods;
- Incorporating at-grade private amenity areas and publicly accessible amenity park areas throughout the site;
- Requiring active, articulated, and transparent ground floor frontages throughout the site including retail frontages adjacent to the station;
- Requiring parking to be primarily located underground with opportunities for limited surface parking adjacent to the lane;

- Providing mid-block access ways with a required 10 meter minimum width to break up the larger building blocks and allow for pedestrian and bicycle connections, visual permeability, and pedestrian scaled building footprints;
- Providing a public boulevard consisting of an unobstructed pedestrian throughway, furniture zone, and landscaped yards, along 85th Street and 93rd Avenue to enhance pedestrian safety and comfort and encourage walking as a viable means of transportation; and
- Utilizing setbacks and stepbacks for buildings and towers to provide an effective transition to the existing low-scale residential on the east side of the site.

Variety of Housing Types

The proposal introduces a wider variety of housing types into the Holyrood neighbourhood while providing publicly accessible open spaces that integrate with and complement the local community. The proposed development will replace 160 aging two-storey townhouse units with a combination ground-oriented, mid-rise podium and high-rise tower homes. To ensure diversity of unit types, a defined minimum percentage of the total units located in buildings across this site will include three-bedrooms.

The proposed DC2 Provision generally envisions two types of development. Four of the buildings on the site could be developed up to 6-storeys in height, and L-shaped to frame the private road adjacent to 85 Street NW and the outdoor amenity spaces. The

three remaining buildings are also L-shaped but incorporate a high-rise tower with Stepbacks on top of a 6 storey podium along 85 Street to provide a transition to the adjacent low density housing. First floor units will be accessible directly from ground-level entries, which supports family oriented housing.



Aerial view from the site facing west

Medium-rise buildings

The placement of each “L-shaped” building provides for a visually coherent and clearly defined street wall along 85 Street. Ground floor units facing west will be street-oriented with individual access and defensible private amenity space. A 10 m building setback is provided along the east property line to provide for separation space and a transition to the adjacent low density residential houses.

The built form and urban design regulations will contribute to a pedestrian oriented street. These regulations include requiring these buildings to provide visual definition and articulation for the portion of buildings at a minimum height of 14.0 m and maximum height of 16.0 m and providing weather protection canopies (or other architectural elements) over entrances.

High-rise towers

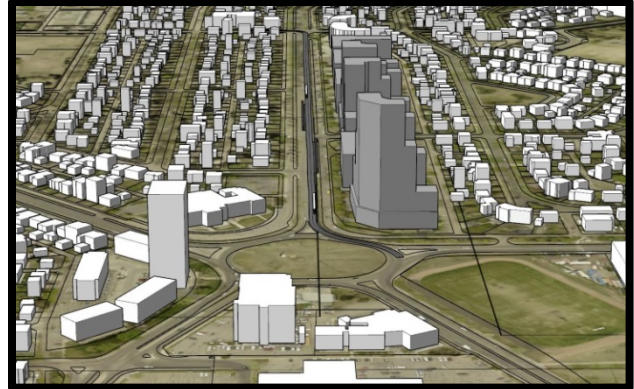
The proposed DC2 enables the development of two 18 storey towers with a maximum

height of 64 m located at the intersection of 93 Avenue and 85 Street and a 22 storey tower with a maximum height of 78 m

located at the intersection of 90 Avenue and 85 Street.

The regulations adequately provide detailed, sensitive control of the siting and design of development that is necessary to preserve and enhance the local context. Administration considers the following impacts when towers are being introduced to sensitive infill areas:

1. Sun access and penetration to surrounding properties and key activity areas;
2. Privacy and overlook into adjacent sites;
3. Massing impact (perception of building “looming” over people on the ground);
4. Transition to surrounding lower scale buildings; and
5. Architectural and urban design excellence for buildings visible from both the immediate area and from greater distances.



Aerial view facing north from
Bonnie Doon Mall



Aerial view from the site facing east

Land Use Compatibility

For tall buildings, the Residential Infill Guidelines recommend slender point towers with a maximum floor plate of 750 square metres and a maximum façade length of 36 meters with appropriate separation between multiple towers. These types of design strategies have been demonstrated to be successful in the past and there are several examples of achieving sensitive tower infill development in Edmonton. The proposed development exceeds these Guidelines, however, site design regulations within the DC2 Provision seek to mitigate impacts to adjacent communities.

Above the podium, the building takes the form of a wider mid-rise structure with a narrower high-rise tower extending from it. The shorter portions of the building are oriented towards the east while the taller portions are oriented towards the west along 85 Street allowing for good sun penetration through the site. The mid tower floor plates for the buildings at the 93 Avenue/85 Street and at 90th Avenue are 1000 square meters and 1200 square metres respectively.

The top floor plate of the 18 storey towers is approximately 855 m² while the 22 storey tower will have a top floor plate of approximately 910 square meters. While this is larger than the

recommended 750 m² in the Residential Infill Guidelines, the tapering of these towers will reduce the negative visual or shadow impact, and will maintain an appropriate transition to the surrounding low density neighbourhood. The following table summarizes the proposed tower floor plate sizes.

High-rise Type	18 storey High-rise along 93 Avenue	22 storey High-rise near to 90 Avenue
Height	64 m	78 m
Mid Tower Floor Plate	1000 m ²	1200 m ²
Top Tower Floor Plate	855 m ²	910 m ²

The development, spread out across two large parcels of land, includes appropriate design controls to ensure compatibility and sensitive integration with the surrounding area through the DC2 Provision via setbacks, Stepbacks and architectural treatments such as defined terracing, building sculpting, and orientation. Stepbacks and setbacks have been incorporated in the following manner so that the towers are pushed back from the low density residential area to the east to minimize its impact on the adjacent properties and streets:

The mid-section of the towers are setback from the east by approximately 25 metres, and the top portions setback from the east an additional 8 metres providing adequate separation spaces from the community to the east.

- 10 m podium setback from the east property line;
- 25 m tower setback for the mid-section of the building and an additional 8 m setback for the top section from the east property line to minimize shadowing impacts on the adjacent properties and the park areas;
- The buildings are separated from the west by the 85 Street road right of way, which results in approximately 40 metres of separation space.
- Provision of a 8 storey podium along 85 street;
- Provision of a 6 storey podium east of the towers, to provide a transition to adjacent low density housing;
- Provision of a minimum 2.0 m Stepback above the second storey, to frame the pedestrian realm adjacent to the private road as well as 93 Avenue;
- Provision of an 8.0 m Stepback from the east facades of all towers at the 14th storey; and
- Provision of an 8.0 m Stepback at the 14th storey of the north façade of the 22-storey tower.

Major roadways including 85 Street, 95 Avenue, and 90 Avenue will separate and buffer the site from surrounding residential areas to the west, north, and the south. The placement of towers at the far west portion of the site and the location of park areas across the balance of the site will separate the development from low density residential development to the east. Separation space between the two high-rise towers along 93 Avenue is approximately 35 meters. When analyzing the entire length of 85 Street NW from 90 Avenue to 95 Avenue, it is determined that

there is an appropriate amount of separation space between all of the high-rises which will ensure sun access to the properties to the east and west.

Statutory Framework

There is no neighbourhood-specific plan that applies to the subject site. The Holyrood Neighbourhood is identified in *The Way We Grow*, Edmonton's Municipal Development Plan, as an Established Neighbourhood. The proposed rezoning supports the following policies of *The Way We Grow*:

- Policy 3.3.1.1 – Promote Medium and higher density residential and employment growth around LRT stations and transit centres to support and ensure the viability of transit services
- Policy 3.3.1.4 – Encourage commercial, entertainment, institutional and employment uses to be located at LRT Stations
- Policy 3.3.1.8 – Create place making elements such as streetscape, urban parks and public art in TOD and LRT stations, in cooperation with the public and private sectors
- Policy 4.2.1.1 – Support redevelopment and residential infill that contribute to the livability and adaptability of established neighbourhoods.
- Policy 4.2.1.3 – Accompany residential density increases with enhancements to public spaces and the provision of additional open spaces and amenities, if required.
- Policy 4.2.1.7 – Enhance City infrastructure in association with increased density where required.
- Policy 6.2.1.1 – Include retail development as a key component of planned mixed use centres that focus on LRT stations and transit centres.

Public Amenity Contributions

The DC2 Provision proposes to provide the following Public Contributions:

1. Streetscape Improvements
 - upgrading of the alley adjacent to Area 1, between the parkade access and 90 Avenue to a width of 6.0 meters
2. Affordable & Family Oriented Housing
 - a Developer Sponsored Affordable Housing contribution in accordance with City Policy C582;
 - a requirement for at least 3% of Dwellings to be developed as three bedroom Family Oriented Dwellings
3. Community Contributions
 - a contribution of \$50,000 each to the Holyrood and Strathearn Community Leagues for off-site public amenity/improvements, \$35,000 to the Holyrood School, and \$15,000 to the South East Edmonton Seniors Association Activity Centre (SEESA) to be contributed over a maximum 3-year period, commencing upon start of construction of a principal building

TECHNICAL REVIEW

TRANSPORTATION ANALYSIS

During the development of the Valley Line LRT route, it was determined that using a portion of the service road along the east side of 85 Street was the preferred option to incorporate the LRT trackway, stop, vehicle travel lanes, and shared use path within the existing road right-of-way without the need to acquire additional property.

Following the construction of the Valley Line LRT, portions of the existing road right-of-way will no longer be required for roadway purposes. The proposed road closure areas will be consolidated with the adjacent property pursuant to an agreement with the adjacent property owners and the City. Administration has worked directly with the previous property owners of the Holyrood Gardens site since 2011 to reach an agreement regarding the service road and a finalized agreement was signed on December 1, 2015.

The existing north/south service road along 85 Street will ultimately be closed to public vehicular access and will be consolidated with the subject parcels. The closure of the south service road along 85 Street between 93 Avenue and 90 Avenue was approved with Bylaw 17939 at the April 12th, 2017 Executive Committee Council Meeting and is scheduled to be closed later this year. Closure of the north service road is scheduled for 2020. Closing the 85 Street service road that separates the Valley Line LRT and the Holyrood Site will create a 6 m space for a dedicated emergency access route and active non-vehicular transportation modes and will serve as a direct link between the Holyrood Stop and the transit oriented development.

Fire Rescue Services (FRS) reviewed the DC2 proposal and had concerns about the accessibility of the site. As a result, the applicant agreed to relocate the parkade exit ramp from the north private road to the interior of the site with egress through the northwest alley to allow for dedicated emergency access on all portions of the private road.

Planning Coordination (Transportation) reviewed the Traffic Impact Assessment (TIA) submitted in support of the proposed rezoning application and accepts the findings of the report.

The proposed development is adjacent to the Holyrood Stop on the Valley Line LRT and well-connected to bus routes to major destinations. The analysis projected vehicular traffic considering proximity to LRT station and bus stops, active modes accommodation through pedestrian corridors and on-street bike routes, and level of accessibility to Downtown and other parts of the city. All these factors are expected to encourage commuters to use alternative modes of transportation.

The full build-out of the development is expected to generate noticeable increases in traffic volumes on 93 Avenue adjacent to the 85th Street intersection. Although the increase in traffic volumes is significant when compared to existing traffic, the total traffic volumes are expected to remain with typical residential volumes thresholds. A traffic signal will also be installed at the intersection of 93 Avenue/85 Street as part of the Valley Line LRT project to maintain acceptable levels of service.

Parking will be provided as per the Zoning Bylaw, and any variance to the parking will require review and approval of a Parking Impact Assessment.

POLICY DEVELOPMENT (URBAN DESIGN)

Administration worked, internally, with City Planning's urban design team to review the DC2 proposal and Urban Design Brief and provide input on the site and building design to ensure that issues and concerns were addressed.

Urban design supports the general purposed of the DC2 rezoning, including the desire to develop a pedestrian friendly, transit oriented development next to the Holyrood LRT Station. Based on feedback received, the applicant made several key changes to the DC2 regulations to address initial urban design concerns from both Administration and the community regarding transition and integration with the surrounding area, including the following:

- Changing the design of parking access ramps to be located entirely within the building;
- Providing fixed spacing with a minimum of 10 m between the buildings to provide for pedestrian "mews" to enhance connectivity and site permeability;
- The built form has been changed to address building massing concerns via setbacks and Stepbacks;
- The applicant has verbally agreed to work with the LRT group to ensure a coordinated and integrated approach to developing the service lane/private road to provide for a shared space which would serve active modes and connect with the east-west bike path on 90 Avenue;
- Cross sections for the public realm along 85 Street and 93 Avenue have been included as an appendix to the DC2; and
- Providing a 1.8 m through zone for the public sidewalks along 85 Street and 93 Avenue to meet the Complete Street Guidelines for Street Oriented Areas

EDMONTON DESIGN COMMITTEE REVIEW

Administration made a request that the applicant submit the development proposal to the Edmonton Design Committee (EDC) for review but the request was declined by the proponent due to project timing.

UTILITIES

Drainage Planning supports the proposed development. A Drainage Servicing Study was reviewed and accepted. It requires onsite stormwater management to control outflow rates to the City's sewer system as well as upgrading to the adjacent sanitary sewer system.

EPCOR Water supports the proposal, and has requirements for the developer to construct additional hydrants on private land due to a deficiency in hydrant spacing adjacent to the development and limitations caused by the LRT alignment on 85th Street.

All other comments from affected City Departments and utility agencies have been addressed.

HOUSING AND HOMELESSNESS

This proposal includes the affordable housing requirement per City Policy C582 which allows the developer the option to either provide the City to purchase 5% of units at 85% market value, or at the owner's sole discretion provide cash-in-lieu to be used for affordable housing elsewhere.

PUBLIC ENGAGEMENT

The applicant sent pre-notification letters of the rezoning proposal on October 26, 2016. Two 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.

Advance notice of the application was sent out to 2,289 recipients within an expanded notification area on March 17, 2017 and included property owners and Community Leagues in the Holyrood, Strathearn, Idylwyld, Bonnie Doon, and North Millbourne Neighborhoods. The City held an Open House on July 12, 2017 to gather feedback from the public on the proposal. The applicant made several changes to the application based on the feedback that was received. A second open house will be held at the gymnasium of the South East Senior's Association 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 detailed summary of the public engagement for the proposal and the input that was received is in the "What We Heard" report in Appendix 2.

Extensive engagement with the Holyrood Community League, and surrounding communities both prior to a formal application was made as well as during the formal review process. In addition to regular correspondence with the Holyrood Development Committee, as the proposal evolved, several in person meetings were held. The following is a summary of meeting with the Holyrood Development Committee:

- *May 17, 2017 (HDC Working Group Meeting #1)*
 - The City presented the development proposal to the committee including the application history, evolution of the proposal (various versions), City considerations for the proposal including the TOD Guidelines, and a review of the City's perspective on various site design components.
 - The HDC presented the City with a various questions on the proposal and the rezoning process.
 - Concerns cited by the HDC included public access to the onsite amenity areas, insufficient access and parking for commercial uses, shortcutting through the neighbourhood, traffic and parking impacts, proposal will double the population of Holyrood, concerned about infrastructure and sewer capacity.

- *June 14, 2017 (HDC Working Group Meeting #2)*
 - The applicant presented the site vision, answered questions and gathered feedback. City staff was present to provide information about what considerations and issues were arising during the review, answer questions about the rezoning process.

- o Summary regarding review of the transportation impact assessment were provided by the applicant.
- o Concerns cited by the HDC included directing traffic into the interior of the neighbourhood as a major concern, as well as overall number of units being proposed, building heights, and strain on existing drainage infrastructure.
- *July 26, 2017 (HDC Working Group Meeting #3)*
 - o The applicant presented the updated site design, answered questions and gathered feedback. City Staff including the Transportation group were on hand to answer questions about the Transportation Impact Assessment review, parking and traffic impacts from the development, and questions about the rezoning process.
 - o Concerns cited by the HDC included the short term and long term community engagement plan, the height and density of the development, shadow impacts, traffic and parking impacts, strains on existing infrastructure, and the feeling that the committee's concerns and requested changes appear to have been largely ignored by the proponent.

A detailed timeline of the public engagement can be reviewed by referring to the "Public Involvement Process Diagram" in Appendix 1.

CONCLUSION

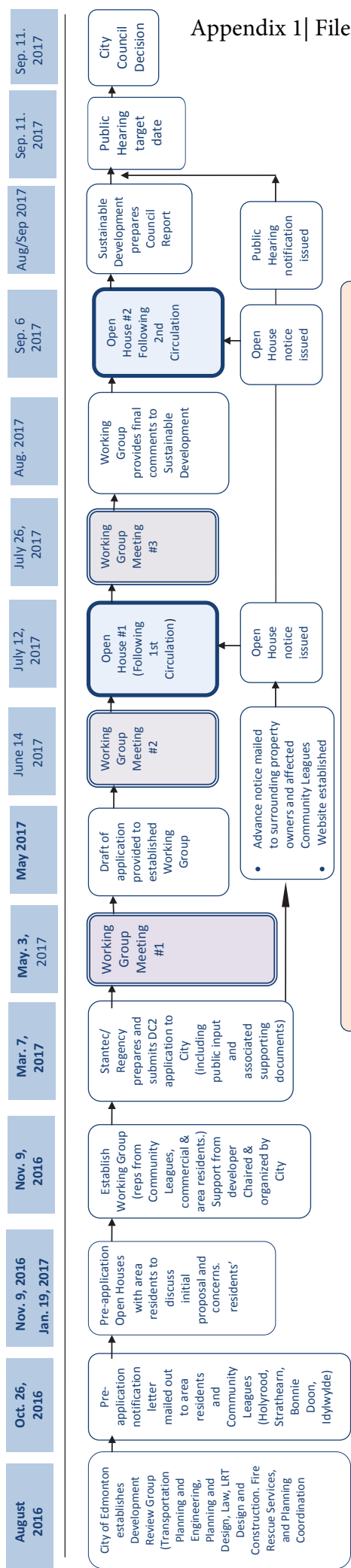
Urban Form and Corporate Strategic Development recommends that City Council APPROVE this application.

This project will provide an opportunity for integrated transit oriented development along the Valley Line corridor; provide a variety of housing opportunities and publicly accessible open spaces complementary to the local community; and encourage infill development of the "missing middle" housing in a predominant mid-rise built form.

APPENDICES

- 1 Public Involvement Process Diagram
- 2 "What We Heard" Public Engagement Report
- 3 Existing and Proposed Zones Summary
- 4 Neighbourhood Statistics
- 5 Mark-up of Proposed Amendment
6. Application Summary

Holyrood Gardens DC2 Rezoning Proposal Public Involvement Process



Working Group Meetings

Meeting #1: Outline Working Group's purpose and format

- Establish rules of engagement
- Review roles and expectations (for Applicant, City, Working Group)
- Review process and timelines
- Applicant presents proposal
- Review pre-application community feedback

Meeting #2: Discussion of Development Proposal

- Review plan and zoning in detail
- Invite Development Review Groups reps as needed
- Applicant presents suggested improvements regarding key input from Meeting #1
- Applicant to subsequently consider Working Group's recommendations to refine proposed development concept
- Prepare for Open House

Meeting #3: Presentation of Revised Development Proposal

- Recap Open House feedback
- Present revised development proposal/concept
- Next steps
- Working Group asked to provide final comments to Sustainable Development

Open Houses

Open House #1

- Present development concept following Working Group Meeting #2 and the first application circulation where information regarding details for the TIA, Drainage Servicing Report, and Urban Design can be provided
- Multi-disciplinary station format including LRT, Transportation, Drainage, and Design, etc.

Open House #2

- Close the loop on what we hear from community/citizens and what has been addressed ("What Heard > What We Did")
- Present development proposal that will proceed to Public Hearing following second circulation
- Provide re-cap and history of application process

“WHAT WE HEARD” REPORT

Holyrood Gardens Regency Development Proposal LDA17-0132

PROJECT ADDRESS: 8310 & 8311 - 93 AVENUE NW

PROJECT DESCRIPTION: Rezoning from (DC2) Direct Development Control Provision to (DC2) Direct Development Control Provision to allow for a mixed use, high density, transit oriented development with up to 1,200 residential units.

EVENT TYPE: Open-House

MEETING DATE: July 12th, 2017

MEETING VENUE: South East Edmonton Senior Association, 9350 82 Street NW

NUMBER OF ATTENDEES: 315 (does not include media, City Staff, or applicants in attendance)

OVERVIEW OF PUBLIC ENGAGEMENT FOR THE PROJECT:

<p>PRE-APPLICATION NOTICE October 26, 2016</p>	<ul style="list-style-type: none"> ● Number of recipients: 1,785 <u>As reported by applicant</u> ● Number of responses: 12 ● Number of responses in support: 1 ● Number of responses with concerns: 2 ● Number of responses with no concerns: 7 ● Comments included: <ul style="list-style-type: none"> - What is a mid-rise and what is a high rise? - Does not support a high rise development
<p>PRE-APPLICATION OPEN HOUSE #1 November 9, 2016</p>	<p><u>As reported by applicant:</u></p> <ul style="list-style-type: none"> ● Noticed mailed to 1,785 recipients ● Open House format held 5-8pm at the South East Edmonton Seniors Association cafeteria near to the site; the public were invited to attend at any point during the evening ● Applicant and owner’s representatives were available to answer questions and provided display boards which



	<p>presented information on the site context, rezoning process, and a general site concept.</p> <ul style="list-style-type: none"> ● Comment boards were provided with post-it notes for attendees to provide public comments on the information provided. ● City Staff including representatives from Transportation and the LRT group were also present to answer questions from the public. ● Number of attendees: 350 ● Number of feedback forms collected: 127 ● Common comments in support included: redevelopment is good for this site, redevelopment may provide opportunities for affordable housing, senior housing, and family oriented units ● Common comments with concerns included: concerns regarding height/density, shadow impacts, privacy for adjacent residences, increased traffic and parking demand, prefer small scale/local/independent business ● Following the Open House an information flyer was sent to 2,863 residents. ● The flyer aimed to address some of the questions introduced at the first Open House including information about the developer and site ownership, the vision for retail and commercial uses, intended parking provisions, amenity spaces, general intent for residential units, concerns of current tenants, and next steps. ● 4 responses were received from the community ● Comments from the responses included concerns about the height and shadow impacts from the development, a desire to see 3-4 bedroom condos, supported redevelopment as long as height impact is limited, would like to see more commercial opportunities, wanted to know when the project would start and if there would be more than 3 months' notice to vacate.
<p>PRE-APPLICATION OPEN HOUSE #2 January 19, 2017</p>	<p><u>As reported by applicant:</u></p> <ul style="list-style-type: none"> ● Noticed mailed to 2,863 recipients ● Open House format held 5-8pm at the South East Edmonton Seniors Association cafeteria near to the



	<p>site; the public were invited to attend at any point during the evening</p> <ul style="list-style-type: none"> ● Applicant and owner’s representatives were available to answer questions and provided display boards which displayed two separate development concepts, including information on heights, site plans, separation distance to adjacent buildings, and amenity spaces. Option A was received 36 supportive comments, and Option B received 11 supportive comments ● Comment boards were provided with post-it notes for attendees to provide public comments on the information provided ● City Staff from including representatives from Transportation and the LRT group were present to answer questions from the public ● Number of attendees: 125 ● Number of feedback forms collected: 57 ● Common comments of concern included: concerns regarding height/density, increased traffic and parking demand, shortcutting through the community (with LRT), prefer all or majority of parking to be provided underground, would like to see additional shadow studies
<p>ADVANCE NOTICE POSTCARD March 17, 2017</p>	<ul style="list-style-type: none"> ● Number of recipients: 2,289 ● 11 responses to the Advance Notices were received ● Number of responses in support: 1 ● Number of responses with concerns: 5 ● Number of responses without position: 5 ● Comments in support included: looking forward to having the site cleaned up ● Comments with concerns included: height and density, traffic and parking impacts, shadow impacts from the development, it will change the character of the neighbourhood
<p>PUBLIC MEETING (OPEN HOUSE #1) July 12, 2017</p>	<ul style="list-style-type: none"> ● Notice mailed to 2,293 recipients including residents in the neighbourhoods. ● Open House format public meeting held from 5:30 to 8:30pm at the South East Edmonton Seniors Association gymnasium near to the site; the public were invited to attend at any point during the evening ● City Staff including representatives from Transportation, Drainage, Parks, and the LRT Group



	<p>were present to answer questions from the public</p> <ul style="list-style-type: none"> ● A “graffiti wall” comment board was provided for attendees to add any additional information and comment on the development ● Applicant and owner’s representatives were available to answer questions and provided display boards with pictures of the development ● Number of attendees: 315 ● Number of feedback forms collected: 172 ● Common comments in support included: in favor of the idea of adding neighbourhood amenity space, likes that there will be more of a variety of housing provided, local commercial opportunities will be good, redevelopment of the site is needed ● Common comments with concerns included: concerns about traffic and parking impacts from the development on the neighbourhood, development is too high and proposed too many units, how will current residents on the site be accommodated?, development will attract renters and a more transient population, the development does not fit into the character of the neighbourhood ● Following the Open House, 4 responses were received ● Number of responses in support: 1 ● Number of responses with concerns: 3 ● Comments in support included: project needs to be a mix of what the developer wants and what the community wants, the site is overdue for renewal, would like to see the developer carry through with the proposal ● Comments with concerns included: development does not meet the City’s Transit Oriented Development Guidelines
<p>INFORMATION DROP IN (OPEN HOUSE #2) September 2017</p>	<ul style="list-style-type: none"> ● The City will host a second public Open House before the Hearing to inform the surrounding residents of the changes that have been made to the proposal since the last Open House was held, as well as to provide information pertaining to the rezoning proceeding to a Public Hearing.
<p>WEB PAGE Posted March 2016</p>	<ul style="list-style-type: none"> ● A web page has been available throughout the review process to provide the public and other stakeholders with information regarding background, the details of



	<p>the application, review process, opportunities for public feedback.</p> <ul style="list-style-type: none">• www.edmonton.ca/holyroodgardensrezoning
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ABOUT THIS REPORT

The information in this report includes feedback gathered during the July 12th, 2017 open house. This report is shared with all attendees who provided their email address or mailing address during the event. This summary will also be shared with the applicant and the Ward Councillor. If/when the proposed rezoning advances to Public Hearing these comments will be summarized in the Report to Council.

MEETING FORMAT

The meeting format was a station-based open house where attendees were able to view display boards with project information and ask questions of City Staff, the applicant, and the Holyrood Development Committee (HDC). Planners were available to answer questions throughout the open house and the attendees were encouraged to provide feedback. Comments from attendees were recorded by City staff during the meeting, and feedback and comments forms were also collected. Below is a summary of all the comments we received and the main themes that emerged.

OPEN HOUSE FEEDBACK SUMMARY

WHAT WE HEARD FROM PARTICIPANTS OF THE OPEN HOUSE

General:

- A few participants saw this development as wholly positive and urged the building of it as soon as possible
- Almost all participants saw redeveloping the site as a positive, but had concerns about many aspects of the development
- Few participants were wholly against redeveloping the site

What opportunities does this project present?

Density:

- Site's proximity to the future Holyrood LRT station offers good opportunity for a successful transit oriented development
- Higher density means the development can be more energy efficient than low density residential

Design:

- Most eager to see the site revitalized
- Many excited for new accessible retail and community spaces in the development

What challenges does this project present?

Parking and Traffic:

- Major concerns around traffic from the development funnelling through the community and by the school as a means to shortcut the LRT crossings
- Mitigating park-and-ride and visitor parking concerns is needed to not overwhelm on-street parking for school pick-up and community facilities
- Alley between 85 St NW and 83 St NW considered to require more analysis and upgrade

Density and Scale/Height:

- Many wanted more info on how the increase in population would affect the neighborhood and community, as this is primarily a low density, single family home residential area
- Identified that development should have a decreased height to fit better within the context of the neighbourhood
- Concerns that the increased density will overburden existing amenities and infrastructure (especially drainage, parkspace, and alleyways)
- Some interest in seeing greater contribution from the developer with regards to infrastructure improvements in the area
- Residents adjacent to the proposed development are curious how shadowing will affect their property values

Neighborhood Character:

- Concerns about how current residents on the site will be accommodated, and that there should be low-income housing provided for current residents.
- Some participants voiced worries this development would attract a more transient population that may not contribute to the community

- Many participants of the open house thought that, generally, the development did not match the “feel” of the neighbourhood

QUESTIONS FROM FEEDBACK FORMS (WITH ANSWERS FROM FILE PLANNER)

Traffic and Parking:

- Will the Transportation Impact Assessment be available for the public to view, and if so, when?
 - The Transportation Impact Assessment is a highly technical document that is meant for technical review. It will not be published to the public once it is completed, however individuals may request to review the document in person with a transportation engineer.
- Will there be traffic management infrastructure or plans put in place to mitigate traffic impacts on the neighbourhood?
 - The city recently developed a new Community Traffic Management Plan in April 2017. This plan includes traffic mitigation strategies for the Holyrood Gardens neighbourhood.
- What are the plans for the alley between the development and 83rd St NW?
 - In May, 2017, City Council approved the Alley Renewal Strategy with planning, design, and location priority occurring between 2017 and 2018, with alley way rehabilitation beginning in 2019.

Density and Scale:

- Is there consideration to how the development and increased population will impact the taxes, infrastructure, services, and/or amenities in Holyrood?
 - A transportation impact assessment, urban design brief, sun shadow study, and other technical reports have been submitted by the applicant. These reports are being reviewed by the City to determine how infrastructure and amenities in Holyrood will be impacted. However, there is no assessment of how neighboring parcels values or taxes will be impacted by the development.

Development Details:

- Will the development consist of rental units or will it be a condominium? Will there be Family Oriented Units included? Will there be senior-oriented units?
 - Tenure for housing is not established at the at the zoning stage. Only the land use is regulated. In this case the developer has proposed for Apartment Housing. The

zoning will not dictate whether the Apartment Housing will be rented or privately owned. At this time, the proposed development does not include Family Oriented Dwellings, as defined by the zoning bylaw, or seniors oriented units.

Planning:

- What City policies are considered in the proposed development of Holyrood Gardens?
 - The city consults a variety of guidelines and policies to gather a broad understanding of the implications of the development. Specifically, the city compares this large infill development near a transit station to the Residential Infill Guidelines and the Transit Oriented Development Guidelines. The Direct Control zoning and Urban Design Brief are also being created through this process to regulate how the site will be developed.
- How is the city coordinating this development with LRT construction and other developments in the area?
 - The Holyrood Gardens application is reviewed by transportation as well as the City's LRT group to ensure the development will be compatible with the future Holyrood Valley Line LRT Station.
- Why is the Edmonton Design Committee not able to review this application?
 - The developer declined the City's request for the proposal to be reviewed by the Edmonton Development Committee (EDC).
- Is this the only process through which input is sought?
 - Input from the public was gathered through two pre-application open houses, and this open house on July 12, 2017. There may be another open house before the public hearing (date to be determined). In addition to the open houses, residents are welcome to submit feedback to the file planner, Sean Conway, which will be summarized and included in the report to council.
- Why was this meeting scheduled the same day/time as future Whyte Ave LRT Open House?
 - Due to time constraints and venue availability, it can be difficult to coordinate with the open houses of other departments within the City. One benefit of the open house engagement style, is the timing flexibility it gives residents to come within the time frame that works for them, and to easily attend other engagements.

Additional:

- Where will the current residents of Holyrood Gardens go?

- As per the City of Edmonton C582 Policy, the (DC2) Site Specific Development Control Provisions include a developer sponsored affordable housing clause that may give the City the option to purchase five percent of the total dwelling units at 85% of market value for the purpose of affordable housing.
 - Do these really get read?
 - The *What We Heard Report* will be summarized and included within the council report so that City Councillors will be informed of the communities opinion and comments toward the proposed development.
-

If you have questions about this application please contact:

Sean Conway, Planner

780-496-5809

sean.conway@edmonton.ca

Planning Coordination
CITY PLANNING



Zoning Comparison Chart (Existing vs. Proposed DC2)

	Existing: DC2.409	Proposed: DC2
Site Area	5 hectares	5 hectares
Max Floor Area Ratio (FAR)	2.0	4.0
Max Height	17 meters	78 meters
Storeys	4.5 storeys	22 storeys
Max # Dwellings	460 including 370 apartment units and 90 townhomes	1,200 apartment units
Family Oriented Units	170 (townhomes)	36 three bedroom units
Density	92 dwelling units per hectare	240 dwelling units per hectare
Setback from 85th Street	6.0 meters	10.0 meters
Stepbacks for Towers	None	Yes; 2.0 meter setback for most buildings between 9.0 and 12.0 meters in height, 22 storey tower adjacent to 90 Avenue has an 8.0 meter setback from the north and east between 48 and 51 meters, 18 storey tower at 93 Avenue has an 8.0 meter stepback from the east between 48 meters and 51 meters
Uses	Residential	Residential and limited Commercial Uses
Access	Primary vehicular access from the lane; limited access from the lane and 93 rd Avenue	Primary vehicular access from 93 rd Avenue

Holyrood Neighbourhood Statistics

2016 Municipal Census

Age and Gender Distribution

	Female	Male	Other	Total
0 - 4	73	57	0	130
5 - 9	70	57	0	127
10 - 14	61	53	0	114
15 - 19	79	64	0	143
20 - 24	54	58	1	113
25 - 29	71	65	0	136
30 - 34	77	66	0	143
35 - 39	79	82	1	162
40 - 44	76	58	0	134
45 - 49	82	79	0	161
50 - 54	95	79	0	174
55 - 59	106	95	1	202
60 - 64	85	78	0	163
65 - 69	81	71	0	152
70 - 74	51	37	0	88
75 - 79	67	42	1	110
80 - 84	24	20	0	44
85+	58	25	0	83
No response	489	549	2	1,040
Total	1,778	1,635	6	3,419

- The population of Holyrood in 2016 of 3,419 has declined by 1,972 from its population of 5,391 in 1971.

Structure Type

	Number	Percentage
Single Detached House	1,084	66.42
Duplex/Fourplex	129	7.90
Row House	155	9.50
Apartment/Condo (5+ Stories)	97	5.94
Apartment/Condo (1-4 Stories)	124	7.60
Manufactured/Mobile Home	1	0.06
Institution/Collective Residence	41	2.51
Hotel/Motel	0	0.00
RV/Tent/Other	1	0.06
No Response	0	0.00
Total	1,632	100.00

Summary of Changes from DC2.409 (Areas 1,2,3, & 4) to DC2 (Area 1 & 2)

Changes are indicated according to this key:

Underline: Added

~~Strikethrough~~: Deleted

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION (Area 1)

1.0 General Purpose

To accommodate an existing medium density residential development with site specific development controls designed to ensure that the proposed development is compatible with the adjacent development in Area 2.~~provide a Site Specific Development Control District to accommodate a medium density residential development with site specific development controls designed to ensure that the proposed development is compatible with the surrounding residential development and the Holyrood Community, flanking the north and east portions of the site. The general intent is to provide a maximum of 95 residential units within apartment and/or multiple family housing buildings.~~

2.0 Area of Application

A portion of Lot 31 Block 15 Plan 0325528, as illustrated in Appendix I.~~Generally part of Condominium Plan 8522468, Units 1 through 116 inclusive, together with their proportionate share of the Common Property, and Plan 5112HW, Block 15, Lot 28; as illustrated in Appendix 1 and 2. The total area of the site is approximately 0.619 ha (1.529 acres) (Holyrood Gardens) Holyrood.~~

3.0 Uses

- a. Apartment Housing
- ~~b. Stacked Row Housing~~
- b. Child Care Services
- ~~e. Row Housing and Linked Housing~~
- ~~d. Semi-detached Housing~~
- ~~e.c. Limited Group Homes~~
- ~~f.d. Major Home~~ Based Business Occupation
- ~~g.e. Minor Home~~ Based Business Occupation
- ~~h. Daytime Child Services~~
- f. Residential Sales Centre
- g. Row Housing
- h. Stacked Row Housing

- [i. Semi-detached Housing](#)
- [j. Urban Gardens](#)
- [k. Freestanding on Premises Signs](#)
- [i.l. Temporary On-premises Signs](#)

4.0 Development Criteria

- [a. —All Regulations in the Zoning Bylaw shall apply to development in this direct Control Provision, unless such regulations are specifically excluded or modified in the Provision.](#)
- [a.b. This site shall be developed to a maximum of 100 Dwellings. ~~95 residential and other units.~~](#)
- [b.c. The maximum number of ~~Dwellings of units~~ to be enclosed within a single apartment building shall not exceed ~~70~~60.](#)
- [e.d. The maximum total Floor Area Ratio shall be 2.0.](#)
- [d.e. The maximum ~~building h~~Height shall not exceed ~~17 m. four and one half storeys above finished grade, nor 17 m \(55.8 ft.\) as measured from the main floor elevation which shall be approximately the same elevation as the sidewalk along 85 Street, as generally illustrated on Appendix 4.~~ 17 m. ~~four and one half storeys above finished grade, nor 17 m \(55.8 ft.\) as measured from the main floor elevation which shall be approximately the same elevation as the sidewalk along 85 Street, as generally illustrated on Appendix 4.~~](#)
- [e.f. A ~~minimum 3.0 m Setback shall be provided adjacent to the Lot line abutting 95 Avenue. landscaped Yard and building setback, a minimum 4.5 m \(14.8 ft\) in width shall be provided adjacent to the property line abutting 95 Avenue.~~ minimum 3.0 m Setback shall be provided adjacent to the Lot line abutting 95 Avenue. ~~landscaped Yard and building setback, a minimum 4.5 m \(14.8 ft\) in width shall be provided adjacent to the property line abutting 95 Avenue.~~](#)
- [f.g. A ~~minimum 3.0 m Setback shall be provided along the east Lot line abutting the lane. landscaped Yard and building setback, a minimum 6.0 m \(19.7 ft.\) in width shall be provided adjacent to the property line abutting 85 Street and the corner cut.~~ minimum 3.0 m Setback shall be provided along the east Lot line abutting the lane. ~~landscaped Yard and building setback, a minimum 6.0 m \(19.7 ft.\) in width shall be provided adjacent to the property line abutting 85 Street and the corner cut.~~](#)
- [g.h. A ~~minimum 3.0 m Setback width shall be provided along the south boundary of the Site adjacent to Area 2. landscaped Yard and building setback, a minimum 10.0 m \(32.8 ft.\) in width shall be provided along the east property line abutting the lane except that this setback shall be a minimum of 7.5 m \(24.6 ft.\) for buildings north of the Utility Right of Way.~~ minimum 3.0 m Setback width shall be provided along the south boundary of the Site. ~~landscaped Yard and building setback, a minimum 10.0 m \(32.8 ft.\) in width shall be provided along the east property line abutting the lane except that this setback shall be a minimum of 7.5 m \(24.6 ft.\) for buildings north of the Utility Right of Way.~~](#)
- [h.i. Notwithstanding 4\(f\), 4\(g\), and 4\(h\), underground Parking Garage access ramps and vehicular circulation shall be permitted within Setbacks, as generally indicated in Appendix II. ~~A building setback, a minimum 6.0 m \(19.7 ft.\) in width shall be provided along the south boundary of the site.~~](#)
- [i. —A minimum ~~separation space of 3.0 m shall be provided between buildings located on the Site. of 7.5 m \(24.6 ft.\) wide view corridor shall be provided through the site from 85 Street to the lane adjacent to the east property line aligning generally with the existing utility Right of Way, with no building allowed within this corridor.~~ separation space of 3.0 m shall be provided between buildings located on the Site. ~~of 7.5 m \(24.6 ft.\) wide view corridor shall be provided through the site from 85 Street to the lane adjacent to the east property line aligning generally with the existing utility Right of Way, with no building allowed within this corridor.~~](#)
- [j. A Landscape Plan shall be completed by a registered Landscape Architect to the satisfaction of the ~~Detailed landscaping plans shall be submitted with the initial~~](#)

~~Development Permit application for approval by~~ the Development Officer, prior to the issuance of any Development Permit. The landscaping plans shall ~~also~~ include details of any pavement materials, fencing, street/walkways lighting, pedestrian seating areas, sidewalk improvements, aggregated open spaces and pedestrian linkages, number, sizes and species of new and existing plantings and any special grading for the entire site. ~~Those portions of the site not used for buildings or parking shall be landscaped with grass, trees and shrubs to the satisfaction of the Development Officer.~~

- k. Location of buildings shall be in general conformance with Appendices II-IV. ~~Not later than 35 days prior to the submission of any Development Permit Application for the construction of new buildings on this site, the Developer shall contact the President of the Holyrood Community League to review the proposed development application and provide the opportunity for Community League input. The Developer will submit as part of the Development Permit Application documentation of his contact with the Community League. Both the Applicant and the Community League may submit, jointly or individually, their response to the application. The Development Officer will use this input in his consideration of any aspects of the application which do not fully comply with the provisions of this bylaw.~~
- l. Roof lines and building facades shall include design elements and variations that will reduce the perceived mass and linearity of the buildings, and will add architectural interest. ~~Site and building plans, generally in compliance with Appendix 2, shall be submitted with the initial Development Permit application to ensure a high standard of development. Such plans shall be to the satisfaction of the Development Officer and shall, among other things, conform to the following architectural and site design guidelines:~~
 - i. ~~the design of the project shall establish a harmonious architectural theme, and the principal design elements, finishing materials, colours and roof style shall be applied to each building, with minor variations, regardless of the staging sequence of the development;~~
 - ii. ~~both the roof lines and building facades shall include design elements and variations that will reduce the perceived mass and linearity of the buildings, and will add architectural interest;~~
 - iii. ~~all exterior finishing materials must be of a high quality, durable and attractive in appearance. All exposed sides of the buildings shall be finished in a consistent, harmonious manner;~~
 - iv. ~~all mechanical equipment on the roof of any building shall be completely screened from public view or be concealed by incorporating it within the roof envelope;~~
 - v. ~~buildings shall be oriented on-site to facilitate accessibility to individual structures and surveillance of parking areas and amenity areas;~~
 - vi. ~~front and side yard setbacks and distance between building shall provide privacy and preserve a sense of openness between structures and allow for~~

~~solar access and views between buildings, to the satisfaction of the Development Officer; and~~

~~vii. exterior lighting shall not extend beyond the boundaries of the site.~~

- m. All exterior finishing materials must be of a high quality, durable and attractive in appearance. All exposed sides of the buildings shall be finished in a consistent, harmonious manner. ~~Primary vehicular access to the site shall be limited to the service road adjacent to 85 Street. Access to Visitor parking facilities may be provided from the lane. Access roads on the site will be a minimum of 7.0 m (23.0 ft.) wide.~~
- n. The final locations and geometric details of the on-site vehicular access roads, driveways, curb returns and curb drops shall be to the satisfaction of the Development Officer in consultation with ~~the General Manager of the Transportation Department.~~
- o. A maximum of 25 parking spaces may be provided as surface parking. ~~The existing service road will be rehabilitated and landscaped at 95 Avenue to the satisfaction of the Development Officer in consultation with the General Manager of the Transportation Department. A Servicing Agreement will be required as a condition of a Development Permit.~~
- ~~p. Vehicular parking shall be provided in accordance with Section 66 of the Land Use Bylaw. Resident vehicular parking shall be provided within one or more underground parking structures. The required visitor vehicular parking stalls will be provided on site with up to 19 surface visitor vehicular parking stall accessed from the lane adjacent to the east property line, and the remaining stalls shall be provided within the underground parking structures and must be so marked.~~
- ~~q.p.~~ Signs shall be in general accordance with ~~allowed in this District as provided for in Schedule 79.59B and in accordance with the general provisions of Section 79.1 to 79.9 inclusive of the Land Use Zoning Bylaw.~~
- ~~r. Temporary signs, including portable signs of a freestanding nature for Project Advertising and Residential Sales purposes only, shall comply with the following criteria:~~
- ~~i. one temporary freestanding sign designed to the satisfaction of the Development Officer may be allowed to be used exclusively for Project Identification of the overall project in accordance with Section 79.9 (3)(f)(ii) to (v) inclusive of the Land Use Bylaw.~~
- ~~ii. two temporary freestanding signs, designed to the satisfaction of the Development Officer, may also be used for Project Identification, Real Estate~~

~~Advertising and Residential Sales purposes. Such a sign shall not exceed a maximum height of 6.0 m (19.6 ft.) nor a sign area of 18 m² (193.7 sq. ft.).~~

~~s.q.~~ s.q. The development shall provide Amenity Area of 7.5 m² (80.7 sq. ft.) for each dwelling unit to the satisfaction of the Development Officer.

~~t. Private Outdoor Amenity Areas shall be provided to a minimum of 30 m² (322.9 sq. ft.) per row housing/linked housing unit as a physically separate private area adjacent to the unit.~~

~~u. The Development Officer may grant relaxations to the regulations contained in Sections 50 to 79 of the Land Use Bylaw and the provisions of this District if, in his opinion, such a variance would be in keeping with the General Purpose of the District and would not adversely affect the amenities, use and enjoyment of neighbouring properties.~~

~~v. Separation space shall be provided in accordance with Section 58 of the Land Use Bylaw.~~

~~5.0 Additional Development Regulations for Uses in Section 3~~

~~a. Minor Home Occupations shall be developed in accordance with Section 84 of the Land Use Bylaw.~~

~~b. Major Home Occupations shall be developed in accordance with Section 85 of the Land Use Bylaw.~~

~~c. Limited Group Homes shall be developed in accordance with Section 91 of the Land Use Bylaw.~~

~~d. Daytime Child Care Services shall be developed in accordance with Section 93 of the Land Use Bylaw and shall be located such that direct access at grade can be provided to an outdoor play area. The outdoor play area, which shall be approved by the Development Officer in consultation with the General Manager of the Department of Community and Family Services, shall be located away from parking and loading areas on this site and on adjacent sites.~~

~~e. Residential Sales Centres shall be developed in accordance with Section 95 of the Land Use Bylaw.~~

~~DC2.409 (Area 1) Map~~

~~DC2.409 Areas 2, 3, & 4 were deleted and removed in their entirety and replaced with new DC2 Provisions referred to as Schedule C, DC2 Area 2, in the proposed Bylaw 18178~~

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw:	18178
Location:	East of 85 Street NW between 90 th and 95 th Avenue
Addresses:	8310, 8311 – 93 Avenue NW
Legal Descriptions:	Plan 0325528, Block 15, Lot 31 & Plan 0423030, Lock 26, Lot 22
Site Area:	5 ha
Neighbourhood:	Holyrood
Ward - Councillor:	8 – Ben Henderson
Notified Community Organizations:	<ul style="list-style-type: none"> • Holyrood, Bonnie Doon, Idylwylde, North Millbourne, & Strathearn Community Leagues • South East Community Leagues Association Area Council • Millwoods Council of Community Leagues Area Council • French Quarter Business Revitalization Zone
Applicant:	Stantec

PLANNING FRAMEWORK

Current Zones:	(DC2) Site Specific Development Control Zone
Proposed Zones:	(DC2) Site Specific Development Control Zone
Plans in Effect:	None
Historic Status:	None

Written By:	Sean Conway
Approved By:	Tim Ford
Department:	Sustainable Development
Section:	Planning Coordination