

## CHARTER BYLAW 20247

### To allow for two transit oriented mid-rise residential buildings with limited commercial uses fronting on public open spaces, McKernan

#### Purpose

Rezoning from RF1 to DC2; located at 11416, 11420, 11419 and 11423 - 78 Avenue NW.

#### Readings

Charter Bylaw 20247 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 20247 be considered for third reading.”

#### Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on November 18, 2022, and November 26, 2022. The Bylaw can be passed following third reading.

#### Position of Administration

Administration supports this proposed Bylaw.

#### Previous Council/Committee Action

At the September 13, 2022, City Council Public Hearing, the following motion was passed:

That Bylaw 20246, Charter Bylaw 20247, Bylaw 20244 and Bylaw 20245 be referred back to Administration to work with the applicant to further explore the issues around waste management to further align the proposal with the Area Redevelopment Plan with respect to the 114 street greenway width and return to the December 6, 2022, City Council Public Hearing.

#### Report

The purpose of Charter Bylaw 20247 is to change zoning from (RF1) Single Detached Residential Zone to (DC2) Site Specific Development Control Provision; for lots legally described as: Lots F and G, Block 3, Plan 244HW, and Lots 31 and 30, Block 2, Plan 2064S, located at 11416, 11420, 11419

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and 11423 - 78 Avenue NW. The proposed DC2 Provision would allow for the development of two (2) mid-rise residential buildings with the following characteristics:

- A maximum height of 23.0m, approximately 7 storeys
- Up to 142 residential dwellings (maximum of 71 dwellings per building)
- A maximum Floor Area Ratio of 4.0
- Opportunities for limited ground floor commercial uses up to 100 m<sup>2</sup>
- Opportunities for Home Based Businesses including dayhomes for child care
- Vehicular surface parking that is accessed from the proposed north-south alleys west of the properties
- Public Improvements and Contributions including:
  - Construction of 6.0m wide new north-south alleys to the west of the Site to a commercial alley standard
  - Construction of a public open space between the proposed buildings
  - Cash contributions to the Mckernan Community League for amenity enhancements to the Charles Simmonds Park
  - Bicycle repair station for public use
  - A minimum of eight (8) dwellings designed with the following elements:
    - a minimum of three bedrooms
    - dedicated bulk storage and a minimum of two bicycle parking spaces
    - common amenity areas design for children

This application includes proposed changes to the Mckernan-Belgravia Station Area Redevelopment Plan to amend current policies to allow for development of this intensity at this location as proposed under Bylaw 20246, as well as the closure of a portion of 78 Avenue NW to allow for the construction of the public open space between the proposed buildings (Bylaw 20245), and to close portions of 114 Street NW abutting the site, and the lane south of 78 Avenue NW between the site and 114 Street (Bylaw 20244).

In response to the September 13, 2022 referral motion, the applicant made the following main revisions to the proposal:

- Reducing the site's width by 1.0 m allowing for a Green Spine width of 10.0m as public land located between the site's eastern property line and LRT wall;
- Increasing the waste collection maneuvering easement area to allow 90 degree turns to and from the proposed north-south alleys located west of the subject properties; and
- Relocating the sites' loading spaces from the easement areas and eliminating turning conflicts for waste servicing vehicles.

The application retains much of the existing initial proposal including building placement, design themes and community contributions. However, minor adjustments have been made to the DC2 Provisions and Appendices to reflect the reduced site area by refining the proposed street wall interface and amenity areas along the Green Spine and rear facade for better integration with surrounding areas and building efficiencies.

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As a condition for the road closures and construction of the new north-south alleys, easements shall be registered on title for the subject properties.

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

### **Community Insights**

On November 25, 2019, the applicant sent out a Pre-Application Notification to surrounding property owners and the presidents of the Mckernan and Belgravia Community Leagues, and the president of the Central Area Council of Community Leagues to solicit initial feedback on a proposed Direct Control Provision to construct two low-rise buildings.

On April 7, 2020, the first Advanced Notification (postcard) was mailed out to surrounding property owners of the site, the presidents of the Mckernan and Belgravia Community Leagues, and the president of the Central Area Council of Community Leagues advising them of the proposed rezoning, road closures and plan amendment to the redevelopment of the lots allow two low-rise buildings.

On November 23, 2020, the second Advanced Notification (letter) was mailed out to surrounding property owners of the site, the presidents of the Mckernan and Belgravia Community Leagues, and the president of the Central Area Council of Community Leagues advising them of the revised proposal for two mid-rise buildings with associated plan amendments and road closures.

On August 16, 2021, Administration launched an Engaged Edmonton webpage to collect feedback on the proposed rezoning and plan amendment until September 6, 2021.

Over 120 people have provided feedback to the City about this proposal. This feedback is summarized in the attached Administration Report.

### **Attachments**

1. Charter Bylaw 20247
2. Administration Report (Attached to Item 3.25 - Bylaw 20246)