

Bylaw 18057

To allow high density, mixed-use transit oriented development adjacent to the Century Park LRT Station and Transit Centre, Ermineskin

Purpose

Rezoning from DC2 to DC2, located at 2303 and 2423 - 111 Street NW, 2504, 2606, 2608 and 2610 - 109 Street NW.

Readings

Bylaw 18057 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 18057 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, May 26, 2017, and Saturday, June 3, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

This bylaw proposes to rezone the subject site to (DC2) Site Specific Development Control Provision to allow for the development of high density, mixed-use transit oriented development adjacent to the Century Park LRT Station and Transit Centre. The DC2 Provision comprises two areas:

Area 1 (11.7 ha) is undeveloped land and proposes:

- up to 3,995 residential dwellings
- maximum heights ranging from 25 to 90 metres
- maximum Floor Area Ratio of 4.0
- a mixture of residential, commercial and community service uses
- non-accessory parking for privately owned park and ride and shared parking, including a transition plan to scale back and migrate the existing surface parking into structures over time

Area 2 (5.7 ha) is developed with commercial and low to mid-rise residential development. Rezoning for this area is needed to allow the existing development to remain as is.

The proposal conforms with the urban village objectives listed in the Kaskitayo Outline Plan and aligns with the associated resolution that proposes to amend the plan.

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

Policy

This application supports the Policies of *The Way We Grow* for Established Neighbourhoods by providing a mixture of residential, commercial, and community service uses and supporting higher density, transit oriented development adjacent to an existing LRT Station and Transit Centre.

Corporate Outcomes

- Edmonton is attractive and compact
- The City of Edmonton has sustainable and accessible infrastructure
- Edmontonians use public transit and active modes of transportation

Public Consultation

An advance notice was sent to the Blue Quill Community League, Ermineskin Community League, Yellowbird (East) Community League, and Southwest Area Council of Community Area Council and adjacent property owners on June 7, 2016.

On November 30, 2016, a public open house hosted by Sustainable Development was attended by approximately 100 members of the public.

The City attended four meetings about the proposal with the Ermineskin Community League Board and their Real Estate Development Committee in September 2015, May 2016, January 2017, and March 2017.

The applicant conducted pre-application consultations in late 2015 with the Ermineskin Community League and adjacent property owners.

A summary of the responses received is included in the attached report.

Attachments

1. Bylaw 18057
2. Sustainable Development report (attached to Amendment to the Kaskitayo Outline Plan – Item 3.16)