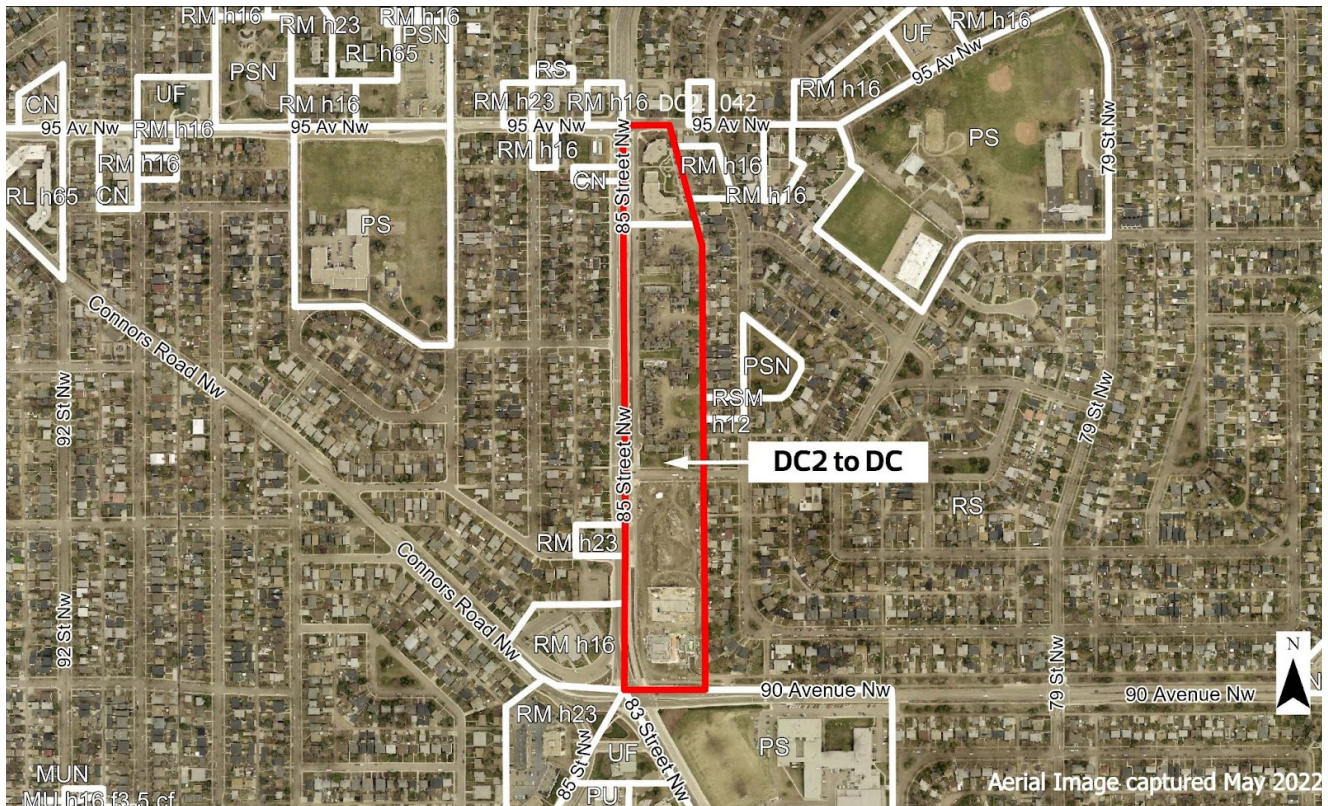


8310 & 8311 - 93 Avenue NW

Position of Administration: Support



Summary

Charter Bylaw 20757 proposes a rezoning from a (DC2.1001) Direct Control Zone to a new (DC) Direct Control Zone to allow for shorter buildings without setbacks.

Public engagement for this application included a pre-application notice (from the applicant), a mailed notice, site signage and information on the City's webpage. Three people were heard from, all generally opposed to the already approved development but with few specific concerns with the proposed changes through this application.

Administration supports this application because:

- Not having setbacks for shorter buildings is consistent with the design standard set by Zoning Bylaw 20001.
- The buildings remain compatible with the surrounding site and area.

Application Details

This application was submitted by Regency Developments.

The proposed (DC) Direct Control Zone would revise the Holyrood Gardens zoning in the following ways:

- Removing a stepback requirement if the height of some proposed buildings is lower than the maximum allowed.
- Allowing for a reduction in the number of access points to the underground parkade if the size or extent of the parkade is reduced and some are no longer required.
- Administrative updates to standard clauses for tree protection, wind impact assessments, drainage infrastructure requirements and crime prevention through environmental design.
- Aligning the zoning with open option parking and the new Zoning Bylaw 20001.

Currently, building type D (see map below) has a maximum height of 43 metres (approximately 11 - 13 storeys) and a required 2.5 metre stepback of the building at 16 metres of height when facing a public road. This application would remove this stepback requirement if the overall height of the proposed building at the development permit stage is less than 23 metres (approximately 6 storeys).



Appendix 2 - Heights from proposed DZ Zone

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	<ul style="list-style-type: none"> • (DC2.1001) Direct Control Zone 	<ul style="list-style-type: none"> • Vacant/Construction Site • One high rise tower • Row housing
North	<ul style="list-style-type: none"> • (RS) Small Scale Residential Zone 	<ul style="list-style-type: none"> • Small scale housing
East	<ul style="list-style-type: none"> • (RS) Small Scale Residential Zone • (RSM) Small-Medium Scale Transition Residential Zone • (RM h16.0) Medium Scale Residential Zone 	<ul style="list-style-type: none"> • Small scale housing • Low rise residential (under construction)

South	<ul style="list-style-type: none"> • (PS) Parks and Services Zone 	<ul style="list-style-type: none"> • Dermott District Park
West	<ul style="list-style-type: none"> • (RS) Small Scale Residential Zone • (RM h16.0) Medium Scale Residential Zone • (RM h23.0) Medium Scale Residential Zone • (CN) Neighbourhood Commercial Zone 	<ul style="list-style-type: none"> • Small scale housing • Community Service (Church)



View of site looking south from 93 Avenue NW



View of site looking southeast from service road near 95 Avenue NW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the proposed changes are minor and there were few responses received to initial engagement. The basic approach included:

Pre-Application Notice (from applicant), October 4, 2023

- Notification radius: 60 metres
- Number of recipients: 97
- Number of responses (as reported by the applicant): 2
- Main comments received (as reported by the applicant):
 - Looking for information about the timing of redevelopment.
 - Worried that decreasing the size of one building will result in another building getting bigger.

Mailed Notice, November 8, 2023

- Notification radius: 60 metres
- Recipients: 90
- Responses: 3
 - In support: 0
 - In opposition: 1
 - Mixed/Questions only: 2

Site Signage, January 22, 2024

- Three rezoning information signs were placed on the properties, located and oriented so as to be visible from 85 Street NW, 90 Avenue NW, 93 Avenue NW and 95 Avenue NW.

Webpage

- edmonton.ca/rezoningapplications

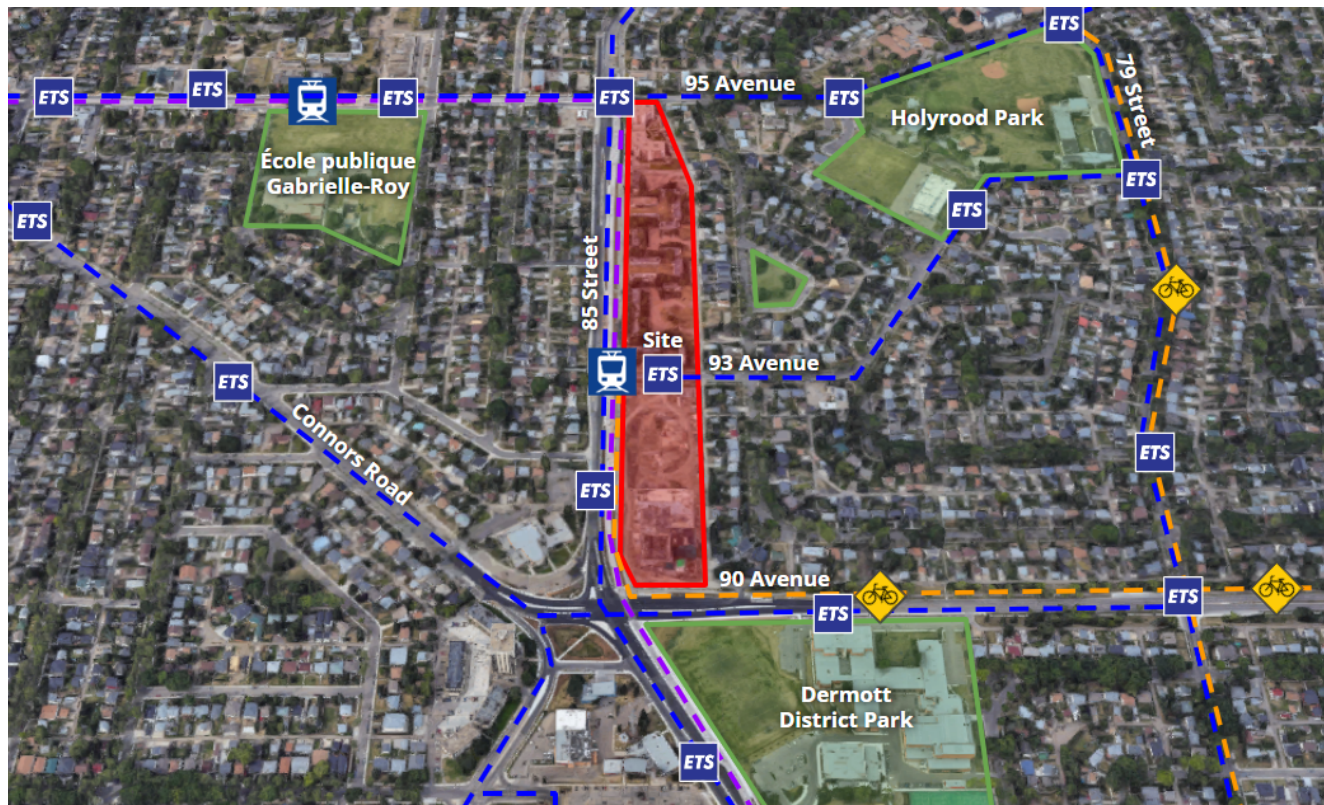
Notified Community Organizations

- Holyrood Community League
- Strathearn Community League
- Idylwylde Community League
- Southeast Area Council of Community Leagues

Common comments heard:

- Ok with buildings getting smaller, just not larger.
- Worried about reducing the number of parkade access points and congestion being focused too much in one area.
- Open Option Parking won't lead to enough parking.
- Some changes seem too vague and hard to understand.

Application Analysis



Site analysis context

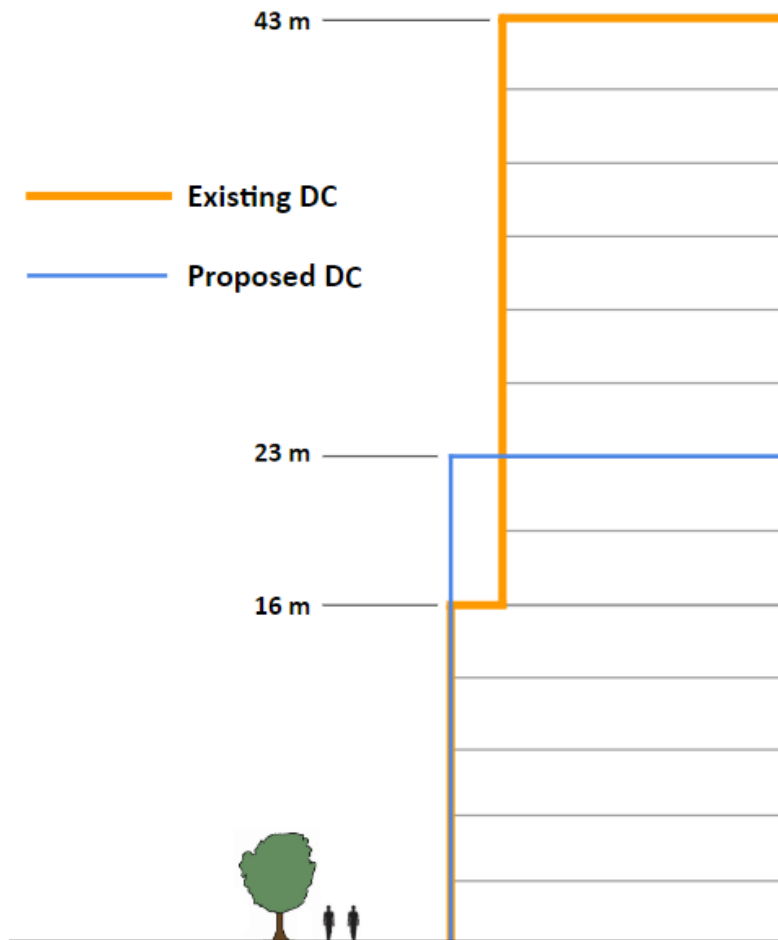
The City Plan

In The City Plan, the Bonnie Doon District Node is in this area centered around Bonnie Doon Shopping Centre with 95 Avenue NW and 85 Street NW considered Secondary Corridors. In the Draft Southeast District Plan, the Holyrood Gardens redevelopment lands are considered part of the District Node. The mixture of high rise, mid rise and low rise buildings already approved for this site conforms with The City Plan and this application is not changing anything about maximum heights, density or floor area ratio.

Land Use Compatibility

The removal of the stepback requirement for a shorter building is an acceptable change since the podium-tower configuration facilitated by the stepback is only necessary for the full 43 metre height building. As reinforced through recently approved equivalent standard zones in the

new Zoning Bylaw, 23 metre buildings are not typically required to have stepbacks of upper storeys unless there is a particularly sensitive transition to surrounding lower intensity forms. This is not the case for any of the Building D locations on this site. The graphic below shows the potential change in built form if the applicant chooses to propose a height of less than 23 metres for Building Type D.



Section (side) view of Building Type D Profile

All other changes are seen as minimal with little to no tangible change in land use impacts compared to the current DC2 Provision. This application does not substantially change development rights enough to require a detailed technical review from a mobility or utilities perspective.

Written By: Andrew McLellan

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination