

## Bylaw 17659

To facilitate the development of a high rise mixed-use building with commercial/retail at grade, vehicular parking above grade and residential uses in the Oliver neighbourhood, Oliver

### Purpose

Rezoning from DC1 to DC2, located at 11350 Jasper Avenue NW, Oliver.

### Readings

Bylaw 17659 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 17659 be considered for third reading."

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, May 27, 2016, and Saturday, June 4, 2016. The Bylaw can be passed following third reading.

### Position of Administration

Administration does not support this Bylaw.

### Previous Council/Committee Action

At the June 13, 2016, City Council Public Hearing the following motion was passed:

That Bylaws 17658 and 17659 be postponed to the June 27, 2016, City Council Public Hearing at 1:30 p.m., to allow time for amendments to be drafted that address Administration's concerns with the text of the bylaw.

### Report

The 0.29 hectare subject site is located at the northeast corner of 114 Street NW and Jasper Avenue NW within the Oliver Area Redevelopment Sub Area 4. It is currently vacant and zoned Oliver ARP Direct Development Control Provision (DC1 Area 8). The proposed DC2 Provision will facilitate the development of a 160 metre mix-use building with commercial/retail uses at grade, an above grade parkade within the podium and residential uses above the podium. A maximum of 273 dwelling units, maximum FAR of 12.4, and maximum floor plate of 650 square metres are proposed. Contributions proposed including, but not limited to :

- a minimum of \$150,000 to be directed towards the design and construction of a glass art wall on the south and west facade to screen the above grade parkade
- a monetary contribution in the amount of \$200, 000 to the Oliver Community for an offsite amenity for public park enhancements
- an opportunity for the City to purchase 5% of the dwelling units at 85% of the list price for the affordable housing program without the option to provide cash-in-lieu.

- Development in the area
- the public contributions are inadequate for the size and scale proposed
- the proposed DC2 Provision is not supported by the Edmonton Design Committee and the Oliver Community League
- and that the DC2 is not refined to an acceptable level

No civic department or utility agency expressed concerns with regards to the the proposed application.

## Policy

This application supports *The Way We Grow* policies including:

- Encourage a minimum of 25 percent of city-wide housing unit growth to locate in the Downtown and mature neighbourhoods and around LRT stations and transit centres where infrastructure capacity supports redevelopment (3.1.1.2)
- Support neighbourhood revitalization, redevelopment and residential infill that contributes to the liveability and adaptability of established neighbourhoods (4.2.1.1)
- Optimized the use of existing infrastructure in established neighbourhoods (4.2.1.6).

This application does not support the following *The Way We Grow* policies:

- Require development to fit with the existing and planned neighbourhood context, to respect the scale, form, massing, style and materials of the neighbourhoods and to incorporate other design elements that create a transition between the new development and the existing neighbourhood (5.2.1.1)
- Consider the need for family oriented housing and the infrastructure necessary to support families with children in the preparation of land use plans in established neighbourhoods (4.2.1.10)

## Corporate Outcomes

This application supports the Corporate Goal of Transform Edmonton's Urban Form through as the proposed development will facilitate the development of a high rise with a mix-use of residential and commercial development, increase dwelling density, and optimize existing infrastructure while maintaining and revitalizing strong, vibrant neighbourhoods.

## Public Consultation

An advance notification was sent to the surrounding property owners and the Oliver Community League on October 26, 2016. In response to the advance notification, Sustainable Development received 6 responses from the public.

On March 3, 2016, Sustainable Development held a public open house regarding this application. During the open house component of the event, attendees were able to view display boards with project information and ask questions of City Staff, the applicant and the architect. This meeting was attended by 42 members of the general public, with 11 people provided written comments in addition to the small group discussion.

A summary of the comments received and the Oliver Community League letter are included in the attached report.

### **Attachments**

1. Bylaw 17659
2. Sustainable Development report (attached to Bylaw 17658 – Item 3.11)