

Bylaw 17558

To allow for the development of a mixed-use development integrated with a future LRT stop, Glenora

Purpose

Rezoning from DC2 to DC2, located at 10213 - 142 Street NW, 14006 to 14018 - 102A Avenue NW, 14111 - 103 Avenue NW, 10213 - 142 Street NW, 14004 and 14010 - Stony Plain Road NW, Glenora.

Readings

Bylaw 17558 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 17558 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, February 26, 2016, and Saturday, March 5, 2016. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The ownership of this site has changed, and the new owners propose to replace the existing DC2.833 zone with a new DC2 that better fits their vision. The proposed DC2 provides for a maximum of 550 dwelling and sleeping units, three residential towers, and a publically accessible "Urban Square." The proposed development will provide for a mix of commercial and residential uses, with the opportunity for a senior's housing development.

A Traffic Impact Assessment, Drainage Study, Sun-shadow Study, and Angular Plane Model were submitted to support this application. All comments from affected civic departments and utility agencies have been addressed.

Policy

The proposed rezoning supports *The Way We Grow*, Edmonton's Municipal Development Plan, by promoting medium and higher density residential and employment growth around LRT stations, encouraging commercial and employment uses to locate at LRT stations, creating place making elements at LRT Stations in cooperation with the public and private sectors, supporting redevelopment and residential infill that contribute to the livability and adaptability of established neighbourhoods, and including retail development as a key component of mixed use centres that focus on LRT stations and transit centres. There is no neighbourhood-specific plan that applies to the subject site.

A full discussion of the application with respect to the Transit Oriented Development Guidelines and Large Site section of the Residential Infill Guidelines is included in the Sustainable Development report.

Corporate Outcomes

- Edmonton is attractive and compact: The proposed rezoning diversifies the housing opportunities within the area, provides for community open space, and integrates transportation and new development
- The City of Edmonton has sustainable and accessible infrastructure: The proposed rezoning optimizes public infrastructure by creating a publically accessible plaza and by providing the opportunity for a senior's housing complex
- Edmontonians use public transit and active modes of transportation: The proposed rezoning supports transit use by providing for increased density adjacent to an existing transit avenue and a planned LRT station.

Public Consultation

The applicant sent pre-notification letters on June 3, 2015, to property owners in the Glenora and Grovenor Neighbourhoods, the Glenora and Grovenor Community Leagues, and the Stony Plain Road and Area Business Revitalization Zone. The letter requested feedback and invited people to attend an Open House. No direct feedback was received in response to the letter, but the applicant reported that approximately forty people attended the Open House. Prior to the Open House, the applicant met individually with the Glenora and Grovenor Community Leagues, and additional meetings were held with the Community Leagues in October and November.

A combined advance notification and public meeting invitation was sent by Sustainable Development on October 5 and 7, 2015, to property owners in the Glenora and Grovenor Neighbourhoods, the Glenora and Grovenor Community Leagues, and the Stony Plain Road and Area Business Revitalization Zone. Approximately 943 letters were sent. The open house was held on October 27, 2015, and was attended by approximately 186 people.

A summary of comments and concerns received by Sustainable Development is documented in the Sustainable Development report.

Attachments

1. Bylaw 17558
2. Sustainable Development Report