

Charter Bylaw 19630

To allow for a mid-rise residential building, McKernan

Purpose

Rezoning from RF3 to DC2; located at 11323, 11325, 11329, 11333 and 11335 University Avenue NW.

Readings

Charter Bylaw 19630 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 19630 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on March 19 and 27, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of proposed Charter Bylaw 19630 is to change the zoning from the (RF3) Small Scale Infill Development Zone with the Mature Neighbourhood Overlay to a (DC2) Site Specific Development Control Provision; Lots 22 - 26, Block 6, Plan 2064S. The proposed DC2 Provision would allow for a mid-rise residential building with the following characteristics:

- A maximum height of 23.0 m (approximately 6 storeys);
- A maximum floor area ratio of 3.4; and
- A maximum of 132 residential dwellings.

The initial rezoning application for this site was for a higher density, taller mid-rise that did not conform to the McKernan-Belgravia Station Area Redevelopment Plan, but the applicant modified their proposal as a result of Administration’s review and public consultation. The maximum height, floor area ratio and density were reduced from 30.0 metres to 23.0 metres, 5.35 to 3.4 and 210 to 132, respectively.

With these changes, the application now conforms to the McKernan-Belgravia Station Area Redevelopment Plan.

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

Public Engagement

For the initial, bigger mid-rise proposal, the applicant sent out a Pre-Application Notification to surrounding property owners as well as the presidents of the McKernan, Belgravia, Garneau and Windsor Park Community Leagues and the Central Area Council of Community Leagues on January 16, 2020. As reported by the applicant, 7 responses were received.

The applicant held their own Open House style engagement event on February 22, 2020 for the initial, bigger mid-rise proposal. As reported by the applicant, 28 people attended.

Advance Notice for the initial, bigger mid-rise proposal was sent to the same recipient list as the Pre-Application Notification, on April 3, 2020. 8 responses were received, including from the McKernan Community League.

When the application was revised, a notice detailing the revisions, combined with an invitation to participate in an online engagement opportunity, was sent to the same recipient list on January 13, 2021.

Due to public health precautions related to COVID-19, an in-person Public Engagement Session was not held for this proposal. Instead, between January 18 and February 5, 2021, online feedback was collected through the City's Engaged Edmonton webpage. The page was visited by 285 people, 15 of whom either asked questions or left comments. One additional email was received just after the engagement period ended.

Feedback received from all of the above is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19630
2. Administration Report