

Bylaw 19462

Amendment to the Garneau Area Redevelopment Plan

Purpose

To amend Policy 1.6a and three maps.

Readings

Bylaw 19462 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 19462 be considered for third reading.”

Advertising and Signing

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

Position of Administration

Administration supports this proposed Bylaw.

Previous Council Action

At the November 3, 2020 City Council Public Hearing, the following motion was Passed:

That Bylaw 19462 and Charter Bylaw 19463 be referred to Administration to facilitate additional community engagement regarding proposed built form changes to address:

- Potential setbacks and stepbacks in the front, rear and side
- Potential privacy screening to improve overlook conditions
- Potential additional articulation and breaks in the long Facade facing 86 Avenue NW

and to eliminate additional Area Redevelopment Plan amendments unrelated to the associated rezoning brought forward by Charter Bylaw 19463.

Report

Policy 1.6a of the Garneau Area Redevelopment Plan currently directs the block bounded by 110 Street NW, 111 Street NW, 85 Avenue NW and 86 Avenue NW to be developed as multiple family structures, preferably Stacked Row Housing and Row Housing, to provide a transition between high density development west of 111 Street

NW and the low density area south of 85 Avenue NW. This policy is proposed to be amended to allow mid-rise buildings on the north side of the lane between 85 Avenue NW and 86 Avenue NW for this block. This would facilitate the rezoning of a portion of this block from the (RF6) Medium Density Multiple Family Zone to a (DC2) Site Specific Development Control Provision that would allow for a short mid-rise building (Charter Bylaw 19463). The initial rezoning application for this site was for a high-rise tower, but the applicant modified their proposal as a result of Administration's review and public consultation.

Three maps (Schedules C, I and Q) in the plan would also be updated to reflect this rezoning and proposed land use, if approved.

In response to the Council motion from November 3, 2020, Administration removed the proposed deletion of Schedules C and Q and associated references from the amendment bylaw. Instead, these schedules are now proposed to be updated along with Schedule I, if the rezoning is approved.

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

Public Engagement

The applicant sent out a Pre-Application Notification to surrounding property owners and the president of the Garneau Community League on May 16, 2019. A mail-drop through Canada Post was also done to 2095 mailing addresses in the same geographic area to ensure those actually residing in the immediate area were notified (renters).

Advance Notice for the initial high-rise proposal was sent to the same recipient list as the Pre-Application Notification, including the same mail-drop area, on July 25, 2019. 19 responses were received.

On October 22, 2019, a Public Engagement Session was held for the initial high-rise proposal. 103 people attended.

Advance Notice for the revised mid-rise proposal was sent to surrounding property owners and the president of the Garneau Community League on April 14, 2020. 17 responses were received.

Due to public health precautions related to COVID-19, a second in-person Public Engagement Session was not held for the revised mid-rise proposal. Instead, between July 13 and August 3, 2020, online feedback was collected through the City's Engaged Edmonton webpage. The page was visited by 521 people, 45 of whom either asked questions or left comments.

After the November 3, 2020 Council motion, a notice informing of the changes proposed by the applicant to address the motion was mailed to surrounding property owners and the president of the Garneau Community League on January 26, 2021. The same notice was also emailed directly to 92 email addresses that were collected through the previous engagement activities, both in-person and online. 13 responses were received, including one representing approximately 22 nearby residents and one from the Garneau Community League.

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

Attachments

1. Bylaw 19462
2. Administration Report