

Charter Bylaw 19463

To allow for a short mid-rise residential building, Garneau

Purpose

Rezoning from RF6 to DC2; located at 11023, 11027, 11031, 11033, 11037, 11039, 11041, 11043, and 11045 86 Avenue NW.

Readings

Charter Bylaw 19463 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 19463 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.

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

The purpose of proposed Charter Bylaw 19463 is to change the zoning from the (RF6) Medium Density Multiple Family Zone to a (DC2) Site Specific Development Control Provision; Lots 21A & 21B, Block 164, Plan 8022425 and Lots 19-20 & 22-26, Block

164, Plan I23A. The proposed DC2 Provision would allow for a short mid-rise building with the following characteristics:

- A maximum height of 22 metres (approximately 6 storeys);
- A maximum floor area ratio of 3.9;
- Up to 159 dwellings (including at least ten with 3 bedrooms and no less than 50% with 2 bedrooms);
- Townhouse style dwellings at the ground level facing 86 Avenue NW; and
- Underground parking accessed from the lane.

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.

In response to the Council motion from November 3, 2020, the applicant made the following adjustments to the proposal:

- Adding a 0.9 metre stepback for the easterly 3.7 m of the north facade above the second storey;
- Requiring privacy screening along the south, east and west facades;
- Adding projections along the 86 Avenue NW facade above the second storey;
- Requiring more variety in building materials and colours; and
- Requiring the 86 Avenue NW facade to have two distinct facade designs.

An amendment to the Garneau Area Redevelopment Plan (Bylaw 19462) is also proposed to facilitate this rezoning.

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.

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

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. Charter Bylaw 19463
2. Administration Report (Attached to Bylaw 19462 - item 3.13)