

# Charter Bylaw 19681

To allow for mixed use, high density, transit oriented development, Holyrood

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## Purpose

Rezoning from DC2 to DC2; located at 8310 - 93 Avenue NW and 8311 - 93 Avenue NW

## Readings

Charter Bylaw 19681 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 19681 be considered for third reading."

## Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 16 and 24, 2021. The Charter Bylaw can be passed following third reading.

## Position of Administration

Administration supports this proposed Charter Bylaw.

## Report

The purpose of Charter Bylaw 19681 is to make adjustments to the previously approved (DC2) Site Specific Development Control Provision for the Holyrood Gardens redevelopment; Lot 31, Block 15, Plan 0325528 and Lot 23, Block 26, Plan 1820389. The existing DC2.1001 Provision was approved on July 9, 2018 and allows for a mixed-use primarily high-density residential development divided into two specific Areas. Area 1, which includes 2 existing mid rise residential buildings with up to 100 residential dwellings, is located on the northern portion of the site. Area 2, located immediately to the south of Area 1, allows for the development of 8 new buildings and up to 1200 new residential dwellings.

The general intent of the proposed DC2 Provision remains the same as the current DC2.1001, but with the following notable adjustments:

### Area 1:

- General administrative changes and updates to use class terminology to ensure consistency with the Edmonton Zoning Bylaw.

### Area 2:

- General administrative changes and updates to use class terminology to ensure consistency with the Edmonton Zoning Bylaw;
- Increasing the maximum number of dwellings from 1200 to 1650;
- Increasing the minimum number of dwellings required to have two bedrooms or more from 450 to 600;
- Changing the shape and increasing the maximum height of portions of the first two buildings on the north side of 93 Avenue NW;
- Increasing the maximum floor plate for two 12-14 storey towers from 750 square meters to 800 square meters; and
- Adjusting regulations for vehicle parking in response to the City's Open Option Parking strategy.

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 presidents of the Holyrood, Strathearn, Bonnie Doon and Idylwyld Community Leagues as well as the Edmonton Federation of Community Leagues and the Southeast Area Association of Community Leagues on July 14, 2020. As reported by the applicant, 23 people responded to provide feedback.

Advance Notice was sent by the City to the same recipients on September 11, 2020. 37 responses were received, including comments from the Holyrood and Strathearn Community Leagues.

Due to public health precautions related to COVID-19, an in-person Public Engagement Session was not held for this proposal. Instead, between November 9 - 30, 2020, online feedback was collected through the City's Engaged Edmonton webpage. The page was visited by 264 people, 43 of whom either asked questions or left comments.

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

### **Attachments**

1. Charter Bylaw 19681
2. Administration Report