

Charter Bylaw 19481

To allow for a high rise residential tower, Garneau

Purpose

Rezoning from DC2 & RA7 to CB1 & DC2; located at 8630 to 8642 - 108A Street NW & 8715 - 109 Street NW.

Readings

Charter Bylaw 19481 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 19481 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.

Previous Council/Committee Action

At the November 17, 2020 City Council Public Hearing, the following motion was passed:

That Bylaw 19480 and Charter Bylaw 19481 be referred back to Administration.

Report

The purpose of proposed Charter Bylaw 19481 is to change the zoning from a Site Specific Development Control Provision (DC2.528) and the (RA7) Low Rise Apartment Zone to the (CB1) Low Intensity Business Zone with the Main Streets Overlay and a new (DC2) Site Specific Development Control Provision; Lots 11A & 27U, Block 186, Plan 3749RS; Lots 9 - 11, Block 186, Plan 3901AJ; and Lot 7, Plan EDMONTO.

The CB1 Zone with the Main Streets Overlay allows for low intensity commercial, office and service uses located along arterial roadways that border residential areas that are designed to be pedestrian oriented.

The proposed DC2 Provision would allow for a residential high-rise building with the following characteristics:

- A maximum height ranging from 70 - 80 metres (approximately 22-27 storeys);
- A maximum floor area ratio of 8.5;
- Up to 245 dwellings (including at least 20% with 2 bedrooms and seven with 3 bedrooms);
- A tower floor plate of 800 square metres;
- Townhouse style dwellings at the ground level facing 108A Street NW; and
- Underground and enclosed surface parking accessed from the lane to the west.

In response to the November 17, 2020 referral motion, the applicant made the following main revisions to the proposal:

- Removing 8650 - 108A Street NW;
- Adjusting the proposed tower from an “L-shape” to a rectangle;
- Increasing the maximum height from 70-75 metres to 70-80 metres;
- Decreasing the maximum floor area ratio from 10.0 to 8.5;
- Decreasing the maximum number of dwellings from 271 to 245;
- Decreasing the maximum tower floor plate from 855 to 800 square metres;
- Removing ground oriented dwellings facing the lane to the north;
- Adjustments to some tower setbacks; and
- Adjustments to the types of community amenity contributions.

An amendment to the Garneau Area Redevelopment Plan (Bylaw 19480) is also proposed to facilitate this rezoning.

Public Engagement

The applicant sent out a Pre-Application Notification to surrounding property owners and the presidents of the Garneau and Strathcona Community Leagues on November 21, 2018. This notice was also an invite to an Open House hosted by the applicant that was held on December 11, 2018. As reported by the applicant, 33 people attended the event, 13 wrote emails and 2 people contacted them through telephone to ask questions or provide feedback.

Advance Notice was sent to the same recipient list as the Pre-Application Notification, on January 30, 2020. Six direct responses were received. In addition, a joint letter signed by 65 Strathcona House Residents (the high rise residential building directly north of the subject rezoning site) was received.

Due to public health precautions related to COVID-19, an in-person Public Engagement Session was not held for this proposal. Instead, between August 5 and 26, 2020, online feedback was collected through the City’s Engaged Edmonton webpage. The page was visited by 677 people, 112 of whom either asked questions or left comments.

After the November 17, 2020 referral, notice of revisions made by the applicant was sent to the same recipient list as above. 40 responses were received. It should be noted that the purpose of the revisions was not to address specific issues or previous concerns raised. The referral motion was requested by the applicant to make adjustments to changing circumstances on their end.

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

Attachments

1. Charter Bylaw 19481
2. Administration Report (Attached to Bylaw 19480 - item 3.28)