

Submitted: November 14, 2017
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Major Related C+P Committee Items from this Past Year:

Highlighted Rezoning Requests from 2016 - 2017

- Southpark Pontiac Redevelopment – The Rezoning for the Southpark Pontiac Redevelopment was approved by City Council this summer and the buildings on the redevelopment site have been demolished this fall. The developer is hoping to see construction start along Whyte Avenue in 2018. The Community League opposed this development because of the following points:
 - Building Mass – height and width of the some of the proposed towers
 - The sun shadow impact during winter months on surrounding streets including Whyte
 - Major departure from the Strathcona ARP zoning/development guidelines

- Bateman Redevelopment
The original plan and massing for proposed redevelopment of the has been revised this fall after the developer received and considered feedback from the Community, City Council, Sustainable Development and the Edmonton Design Committee. The originally proposed 31 storey tower has been split into two buildings of 15 and 18 storeys. Updated images and plans are accessible on the projects website. The current project schedule is outlined below:
 - City sponsored open house in late November or in December 2017
 - Rezoning request to City council first part of 2018
 - The Major Projects Ad-Hoc Committee has approached the City to work with them to format the to gather input based on a community well-being criterion to determine a person perception on how the proposed development will impact their well being as well the well being of the community. The date of the Open House will be posted on the SCCL Webpage and Facebook Page

- SCCL Major Projects Ad-Hoc Committee
The SCCL Board created a Major Project Ad-Hoc Committee to help the Board deal with some the major development project occurring in our neighbourhood this past year. These projects included the Bateman Redevelopment Project on 99th Street, Southpark Pontiac Redevelopment and plan Whyte. Part of the mandate of the Ad-Hoc Committee is to provide the Board with information to formulate a response to these proposed developments. One of the actions of the Committee was to create, distribute and analyze a survey of the neighbourhood on how we would like to see development occur within our boundaries. 437 responses were received and the results from these surveys are used by the SCCL Board to respond to developers and Sustainable Development.

- **Other Major Project Items from 2016 - 2017**
 - Plan Whyte – City of Edmonton proposed planning document to guide development along Whyte Avenue. The final document is still being finalized and hopefully it will issued for review in early 2018
 - Urban Green Co-Housing Development
 - Current Project Status – received rezoning approval by City Council this past summer and is currently in Schematic Design Phase. SCCL Board supported this rezoning
 - Redevelopment of the “DV-8” Site – 83rd Avenue & 99th Street
 - Current Project Status – received rezoning approval by City Council this past summer and is currently in Schematic Design Phase. SCCL Board supported this rezoning

Updates on Other Projects from 2016 - 2017

- 105th Street & 81st Avenue NW. – Mezzo Development
 - City council has approved the DC rezoning for this project which includes a 16 storey residential tower, commercial/retail, community space and the community contribution is to be affordable family housing in 2015. The developers are returning to City Council the week of November 13th, 2017 to ask for revisions to the previously approved Bylaws as they report they cannot find an affordable housing partner. The Community League is opposing this requested change as one of the main reasons the previous Council approved this development was that the affordable housing component was supposedly being provided by Habitat for Humanity. The Mezzo development approval set a building mass and height precedent that has been used for developments following after. These precedents represented a major departure from the Strathcona ARP zoning/development guidelines

- 84th Avenue NW - Rezoning to allow a 4 storey condo development was approved by City Council this summer. The Community League opposed this development, however, the City's Sustainable Development department supported this rezoning. The SCCL opposed the rezoning for the following points:
 - Building Mass – height and width of the proposed condo is inappropriate to the adjacent single family houses
 - The Strathcona ARP zoning supported row or townhouse development. SCCL felt this house typology is more family friendly and more consistent in mass and form with the surrounding single family houses
 - Major departure from the Strathcona ARP zoning/development guidelines
 - The building is currently under construction and appears as the SCCL feared is inappropriate in scale and mass to the adjacent single family houses

Upcoming Year Items of Interest to Civics + Planning:

- Major Projects Ad-hoc Committee – Maintain its operation to deal with the continuing Bateman Redevelopment Project and Plan Whyte document
- Main Streets Program – a new initiative from the City of Edmonton to create development template for neighbourhood Main Streets
- Revised RA9 Zoning Bylaw (High Rise Residential) to provide better development guidelines and outcomes. The City hopes to create a better function RA9 Bylaw so more developers would chose this Bylaw rather than the more time consuming Direct Control rezoning process currently favoured by the development community for major high rise projects
- Monitor some of the revisions to the current Infill Guidelines/Mature Neighbourhood Overlay and potential new housing in the Neighbourhood. The revisions include the following:
 - Allowing Garden or Garage Suite to interior residential lots instead of being restricted to corner lots
 - Parking requirements – switching to one parking spot per house. If a garden or garage suite added to the lot another parking stall is required for a total 2 stalls per lot
- Continue updating the Civics + Planning Terms of Reference and job descriptions
- Continue updating the C+P Project Review Template