

2015-2016 Civics + Planning Committee Annual Report

Submitted: November 14, 2016

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Major Related C+P Committee Items from this Past Year:

- Highlighted Rezoning Requests from 2015 - 2016 - Whyte Avenue Area
 - Southpark Pontiac Redevelopment - Public consultation continues for the rezoning and redevelopment of the Southpark Pontiac car dealership site(s). The owner along with their developer and consultants are conducting the third round of public consultation with the surrounding community leagues, Garneau, Queen Alex and SCCL along with the Whyte Avenue Association on the redevelopment options for the Southpark Pontiac Site(s). The proposed DC1 Zoning proposes mixed-use development with residential, commercial and office. The proposal includes a couple of 16 storey towers mid block between 81st Avenue and the lane to the north, townhouses along 81st Avenue, smaller commercial units along Whyte Avenue and a major community contribution which is yet to be defined. The DC rezoning application goes before City Council later this fall. The Sustainable Development is preparing their submission for City Council. Members of SCCL Civics + Planning Committee met with the Southpark Team on November 3rd and the Committee is currently reviewing the proposed DC Zoning Bylaw
 - 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
 - The Community League opposed this development along with the surrounding community leagues, Edmonton Design Committee and the City's Sustainable Development department because of the following points:
 - Building Mass – height and width of the proposed tower
 - The sun shadow impact during winter months on surrounding streets including Whyte
 - Major departure from the Strathcona ARP zoning/development guidelines
- **Other Major Project Items from 2015 - 2016**
 - Plan Whyte – City of Edmonton is proposing two different zoning/development scenarios
 - Scenario 1 - Low and Medium Density
 - Scenario 2 – Medium to High Density
 - The City of Edmonton's Website has a description of the presented documents at the various public forums, Public engagement forms
 - Plan Whyte is current in Phase 3 – Draft study and recommendations. The Phase closes in January 2017. Public feedback and comment is being accepted
 - Urban Green Co-Housing Development
 - Current Project Status – Co-Housing group is current examining development options to deal with current capacity of existing City utility services their site
 - Redevelopment of the "DV-8" Site – 83rd Avenue & 99th Street
 - A new owner of the "DV-8" site is proposing to build a 6 storey condominium. The owner is currently developing a DC zoning bylaw for the site. A pre-submission consultation with the SCCL was held and once the draft of the DC zoning is ready a formal consultation with SCCL will take place

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- **Updates from 2015 - 2016**
 - ESSO Station Site on Whyte Avenue & 105th Street – Wexford Development is leasing and hopefully construction can start in 2017
 - Varscona Theatre opened in this summer
 - Crawford Block - 8222 Gateway Boulevard: Obtained Heritage Designation this past year and repointing of the brick exterior underway and construction of the 5-storey addition is nearing completion
 - 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
 - A SDAB Hearing is being held on November 16th. The Hearing is based on an appeal filed on the formal rezoning application by an adjacent neighbour

Upcoming Year Items of Interest to Civics + Planning:

- Continue updating the Civics + Planning Terms of Reference and job descriptions
- Continue updating the C+P Project Review Template
- Develop a Strathcona Central Community League (SCCL) Infill Study. Terms of Reference to be developed and the study to examine options on how SCCL could increase density working with the City's infill Guidelines and How we Green/Grow Policies and the ARP.
- 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