



August 29, 2017

Reference No.: 259644915-001

Holyrood Development Committee  
Holyrood Community League  
9108 - 83 Street NW  
Edmonton AB T6C 2Z4

Dear Holyrood Development Committee:

Thank you for your August 14, 2017, letter regarding the Holyrood rezoning proposal made by Regency Developments. Administration appreciates your engagement in this development and acknowledges that there are many opportunities and challenges with infill projects.

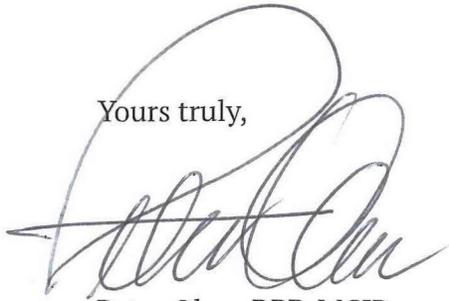
The Holyrood rezoning proposal for 8310 and 8311 - 93 Avenue NW has been reviewed for alignment to City priorities, approved Statutory Plans and Council Policy. The investment and current construction of the Valley Line LRT has provided the opportunity for a major redevelopment at this location that aligns with Transit Oriented Development Guidelines.

At this time, Administration has concluded its review of the project with the Bylaw being ready for Council's consideration on September 11, 2017. The proposal has undergone rigorous evaluation by a dedicated team of planners, engineers and engagement experts and the project meets the City's objectives while at the same time seeking to balance the concerns of the community. Assuming this matter is heard at that Public Hearing, City Council will then determine whether this proposal has merit. The Public Hearing provides an engagement opportunity for citizens to express their ideas and opinions and is an important part of the engagement process for land development applications.

Detailed responses to concerns raised regarding the development are found in the attachment.

If you require additional information, please contact Kalen Anderson, Director of Planning Coordination, by telephone at 780-496-6094 or by email at [kalen.anderson@edmonton.ca](mailto:kalen.anderson@edmonton.ca). Again thank you for articulating your concerns so well and thereby allowing Administration the opportunity to respond.

Yours truly,

A handwritten signature in black ink, appearing to read 'Peter Ohm', written over a horizontal line.

Peter Ohm, RPP, MCIP  
Chief Planner

Attachments

- c: Mayor and Councillors
- City Manager and Deputy City Managers
- Kalen Anderson, Director, Planning Coordination
- Linda Sahi, City Clerk

### **Detailed Response**

#### **Site Vision, Context Plan, and Urban Design**

The project was evaluated based on Transit Oriented Design (TOD) Guidelines, working with Regency (the developer) to create a Public Engagement Plan, Urban Design Brief and Residential and Retail Market Assessment. Additionally, Administration worked with Regency and members of the Holyrood community throughout the process to ensure that this proposal would integrate into the neighbourhood and achieve overall City goals.

Within the Transit Oriented Development (TOD) Guidelines, this site is characterized as a "Neighbourhood Station" and therefore should have a minimum density of 125 units per hectare. This project would result in a density of 260 units per hectare which is comparable with two approved Neighbourhood TOD sites, namely, Glenora (Westblock) with 312 units per hectare and Strathearn with 211 units per hectare.

The TOD Guidelines prescribe that a planning analysis be provided to address site design, building design, and transition. To this end, an Urban Design Brief was prepared by the applicant to provide the Site Vision and Context; setting a planning rationale for the proposed development. Through the review of this Brief, an assessment of the project's transition and integration with the Neighbourhood was made by Administration. As a result of this work, key changes were made to the proposal.

#### **Edmonton Design Committee Referral**

Administration requested that the applicant submit the development proposal to the Edmonton Design Committee (EDC) for review however, the request was declined by the applicant due to project timing. In the absence of an EDC review, Administration worked with its internal urban design team to ensure that the site layout and design components were in alignment with the applicable Transit Oriented Development and Residential Infill Guidelines.

#### **Community Consultation**

Administration worked with the City's Office of Public Engagement early on and during the pre-application phase to develop an outline for public engagement as well as the Holyrood Community League prior to the first pre-application Open House. Based on this outreach and feedback received from the Holyrood Community League President and Civics Coordinator a special working group was formed to participate throughout this process. In response, an engagement approach specific to the Holyrood TOD proposal was prepared.

The process aligns with the City's C593 Public Engagement Policy in the following manner:

- facilitating public input into the decision making process through effective and efficient consultation, involvement, and collaboration;
- communicating to the public how their input was used and why decisions were made; and
- setting the stage for respectful and safe discussion and debate by all participants.

The developer's team held two open houses prior to submitting a formal application. Administration attended these sessions to provide information and resources regarding transportation, LRT design and construction, and urban design elements. Administration was also available to provide information relating to the Valley Line project, and overarching policies such as the Transit Oriented Development Guidelines.

After the formal application was made, the City held an Open House on July 12, 2017, to gather feedback from the public on the proposal where the Holyrood Design Committee were also in attendance. The applicant made several changes to the application based on feedback received, including building sculpting and landscape integration and design.

An additional information open house will be held on September 6, 2017, prior to the September 11, 2017 Public Hearing to provide information on the proposal that will be presented to council during the Public Hearing. For each of these events a broad area was notified, including Strathearn, Holyrood, Bonnie Doon, Idylwylde, and North Millbourne Neighbourhoods. Approximately 2,300 notices were mailed upon receipt of the application, as well as another 2,300 notices prior to the Open House.

### **Transportation Impact Assessment**

The City of Edmonton's Transportation Engineers were present during all (i.e., developer and City sponsored) public and community engagement events to collect feedback and answer questions regarding traffic and parking. The Transportation consultant (Bunt & Associates) collaboratively worked with City Transportation Engineers to address the community's concerns. In addition, the feedback collected from the community was further addressed in the updated Traffic Impact Assessment (TIA). Access locations and configurations have been revised within the site design to address the feedback and concerns expressed by the community.

### ***Traffic Congestion***

Traffic analysis (to a 2047 horizon) was completed with and without the proposed development to review increase in congestion (i.e., delay per vehicle in seconds) at the intersections within the study area. The results indicated that the overall operations are expected to remain similar for both the scenarios.

The full build-out of the development is expected to generate noticeable increase in traffic volumes on 93 Avenue adjacent to 85 Street intersection. Although the increase in traffic volumes is significant when compared to the existing traffic, the total traffic volumes are expected to remain within typical residential volume thresholds. East of the proposed development (i.e., 93 Avenue and 95 Avenue) have the capacity to carry the expected traffic growth and will continue to operate within acceptable levels of service. As such, 93 Avenue will remain open to traffic in both directions of travel (east-west). In addition, close proximity to the LRT stations, bus stops, active modes connections (shared use path), on-street bike routes, and accessibility to Downtown, commuters are expected to utilize alternative modes of transportation.

### ***Shortcutting through the Neighborhood***

The City has received a total of seven traffic and speeding concerns between 2007 – 2017. Holyrood is among those communities requesting a Community Traffic Management Plan (CTMP), and will be under consideration for CTMP once the LRT construction has been completed. As the procedures and processes for prioritization of the neighbourhoods are being developed, it is unclear at this time where Holyrood will be placed on the priority list.

When a CTMP is advanced for Holyrood, City Administration will work with the community to review and implement appropriate traffic calming measures to mitigate shortcutting and speeding concerns. It is important to note that specific community concerns would be considered, but the impacts to the entire neighborhood and broader network will be reviewed concurrently.

### ***Alley***

In conjunction with this development, the portion of the alley between the proposed parkade access and 95 Avenue will be required to be upgraded to include 6.0 metre width of pavement and layby areas to facilitate traffic movements in opposite travel directions. Changing the alley to one-way operations will be investigated as part of potential options reviewed under CTMP.

### ***Parking***

Parking will be provided as per the Zoning Bylaw at the time of development, and any variance to the parking will require review and approval of a Parking Impact Assessment. Parking for the proposed development will be provided primarily

underground with approximately 20 at-grade parking stalls provided along the alley to the rear of the site.

### **Public Contributions**

The applicant has agreed to provide the following public contributions in conjunction with this development:

- **Streetscape Improvements:** Upgrading of the alley adjacent to Area 1, between the parkade access and 90 Avenue to a width of 6.0 meters;
- **Affordable & Family Oriented Housing:** A Developer Sponsored Affordable Housing contribution in accordance with City Policy C582 and a requirement for at least 3% of Dwellings to be developed as three bedroom Family Oriented Dwellings; and
- **Community Contributions:** A contribution of \$50,000 each to the Holyrood and Strathearn Community Leagues for off-site public amenity/improvements, \$35,000 to the Holyrood School, and \$15,000 to the South East Edmonton Seniors Association Activity Centre (SEESA) to be contributed over a maximum 3-year period, commencing upon start of construction of a principal building.

### **Access to Information**

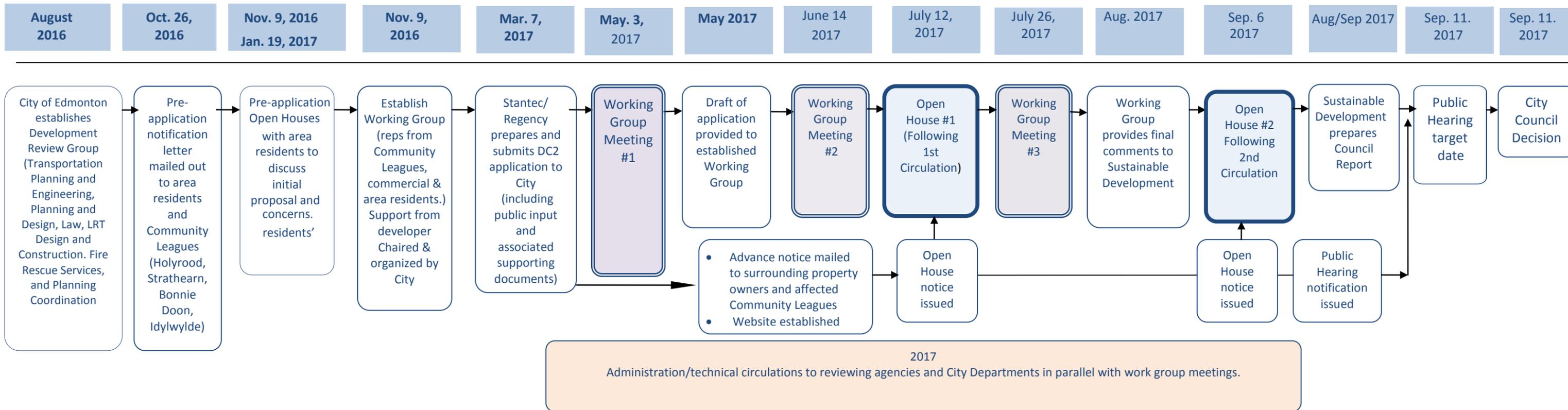
Information was provided to the community throughout the process and included a website which contained the DC2 Provisions, Site Plans, and the Urban Design Brief. Throughout the review process the Urban Design Brief and DC2 Provisions included cross sections of public roadways and cross sections of the proposed massing of buildings. For a development program of this scale, it is not always possible to obtain more detailed building design or architectural details during the rezoning process. However, this level of detail is required through the development and building permit processes.

The developer's transportation consultant provided the Holyrood Development Committee a summary of the Transportation Impact Assessment (TIA) review. As well, Administration provided access to the TIA document and Drainage Servicing Report following its sign-off.

We appreciate the efforts of the Holyrood Development Committee throughout the review process and acknowledge that there are concerns and opportunities with infill development in local communities. Administration is continuing to work towards improving public engagement for infill initiatives of all scales through the Evolving Infill 2.0 project. Administration is also developing an updated Public Engagement Charter for land development applications in alignment with Policy C593.

Administration evaluated the Site Vision and Neighbourhood Context Plan (Urban Design Brief) to provide the planning rationale for the proposed TOD redevelopment in Holyrood. As with any application submitted to the City, Section 24 of the Zoning Bylaw requires the City to review and analyse the potential impacts of development under the proposed Zone particularly with regard to its relationship to and compliance with approved Statutory Plans and City Council policy.

# Holyrood Gardens DC2 Rezoning Proposal Public Involvement Process



### Working Group Meetings

#### Meeting #1: Outline Working Group's purpose and format

- Establish rules of engagement
- Review roles and expectations (for Applicant, City, Working Group)
- Review process and timelines
- Applicant presents proposal
- Review pre-application community feedback

#### Meeting #2: Discussion of Development Proposal

- Review plan and zoning in detail
- Invite Development Review Groups reps as needed
- Applicant presents suggested improvements regarding key input from Meeting #1
- Applicant to subsequently consider Working Group's recommendations to refine proposed development concept
- Prepare for Open House

#### Meeting #3: Presentation of Revised Development Proposal

- Recap Open House feedback
- Present revised development proposal/concept
- Next steps
- Working Group asked to provide final comments to Sustainable Development

### Open Houses

#### Open House #1

- Present development concept following Working Group Meeting #2 and the first application circulation where information regarding details for the TIA, Drainage Servicing Report, and Urban Design can be provided
- Multi-disciplinary station format including LRT, Transportation, Drainage, and Design, etc.

#### Open House #2

- Close the loop on what we hear from community/citizens and what has been addressed ("What Heard > What We Did")
- Present development proposal that will proceed to Public Hearing following second circulation
- Provide re-cap and history of application process