

## Charter Bylaw 18453

To allow for the development of a 5-storey mixed use development, Britannia Youngstown

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### Purpose

Rezoning from DC2 to DC2, located at 10203 and 10211 - 157 Street NW, Britannia Youngstown.

### Readings

Charter Bylaw 18453 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 18453 be considered for third reading."

### Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on June 22, 2018, and June 30, 2018. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this Bylaw.

### Report

The proposed DC2 Provision accommodates the development of a five-storey mixed use building with commercial uses on the ground floor and 32 residential dwellings above. The proposed redevelopment of this site is in conformance with the Jasper Place Area Redevelopment Plan and compatible with existing land uses in the area. All civic departments or utility agencies comments have been addressed.

### Policy

The proposed rezoning supports policies within *The Way We Grow* by reinvesting in mature neighbourhoods, maximizing the use of existing infrastructure, and encouraging development that contributes to the livability and adaptability of established neighbourhoods.

### Corporate Outcomes

This Charter Bylaw supports *The Way Ahead*, Edmonton's Strategic Plan through the following Corporate Outcome and Strategic Goals:

- Edmonton is attractive and compact - This bylaw contributes to the goals of transforming Edmonton's urban form and improving Edmonton's livability by creating more housing diversity and improving the transition from the commercial edge, to the low density interior of the neighbourhood.

### **Public Consultation**

On January 11, 2017, the applicant sent out pre-application notification letters to surrounding property owners as well as the presidents of the Britannia Youngstown Community League and the Stony Plain Road and Area Business Revitalization Zone. A summary of comments and concerns reported by the applicant in response to this notification is contained in the attached Urban Form and Corporate Strategic Development report.

Advance notification of this application was sent on March 26, 2018, to surrounding property owners, the Britannia Youngstown Community League, and the Stony Plain Road and Area Business Revitalization Zone. A summary of comments and concerns received in response to this notification is contained in the attached Urban Form and Corporate Strategic Development report.

### **Attachments**

1. Charter Bylaw 18453
2. Urban Form and Corporate Strategic Development report