

Charter Bylaw 18454

To allow for a 4-storey mixed use development, Canora

Purpose

Rezoning from RA7 to DC2, located at 10601 and 10605 - 156 Street NW, Canora.

Readings

Charter Bylaw 18454 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 18454 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 Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The proposed DC2 Provision accommodates the development of a four-storey mixed use building with commercial uses on the ground floor and 30 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 September 13, 2017, the applicant sent out pre-application notification letters to surrounding property owners as well as the presidents of the Canora and Britannia

Youngstown Community Leagues. 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 October 24, 2017, to surrounding property owners and the Canora and Britannia Youngstown Community Leagues. No comments or concerns were received in response to this notification.

Attachments

1. Charter Bylaw 18454
2. Urban Form and Corporate Strategic Development report