

## CHARTER BYLAW 19986

### To allow for multi-unit housing on the ground floor of a residentially-converted hotel, Strathcona Junction

#### Purpose

Rezoning from DC1 to DC1; located at 10333 - University Avenue NW and the lands generally bounded by 63 Avenue NW to the South, 78 Avenue NW to the North, 105 Street NW to the West, and the CPR Irvine rail corridor to the East.

#### Readings

Charter Bylaw 19986 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 19986 be considered for third reading."

#### Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on February 25 and March 5, 2022. The Charter Bylaw can be passed following third reading.

#### Position of Administration

Administration supports this proposed Charter Bylaw.

#### Report

The purpose of proposed Charter Bylaw 19986 is to create a revised CPR West (DC1) Direct Development Control Provision. The revised DC1 Provision will still provide direction for transitioning the broader area to a pedestrian-oriented, urban style commercial mixed use district, but contain a revision that only affects one property at 10333 - University Avenue NW. For this site only, in the existing building only, an exception is proposed to allow Multi-unit Housing to be developed at ground level. Currently, the zone restricts Multi-unit Housing at ground level. There will also be other administrative updates to the DC1 Provision.

This application is intended to facilitate the full potential for a new supportive housing development operated by The Mustard Seed.

This proposal is in general alignment with the goals and direction of both the Strathcona Junction Area Redevelopment Plan and The City Plan by continuing the transition away from industrial uses in this area and making Edmonton more inclusive and compassionate in addressing housing needs.

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All comments from civic departments or utility agencies regarding this proposal have been addressed.

### **Community Insights**

Advance Notice was sent to surrounding property owners and the presidents of the Allendale, Hazeldean, Queen Alexandra, Ritchie and Yellowbird (East) Community Leagues as well as the Old Strathcona Business Association, the Edmonton Federation of Community Leagues and the Central Area Council of Community Leagues on December 21, 2021. Four responses were received and are summarized in the attached Administration Report.

### **Attachments**

1. Charter Bylaw 19986
2. Administration Report