

# 3.2 Charter Bylaw 19986

10333 University Avenue NW

Prairie Manor

# PROJECT INFORMATION: PRAIRIE MANOR

The Mustard Seed was a successful recipient of CMHC's RH12 Funding (Cities Stream) for the conversion the former Days Inn hotel on University Avenue.

The conversion (located at 10333 University Avenue NW) will create apartment housing units for individuals who have a history of chronic or episodic homelessness and who have barriers to maintaining independent housing.

TMS will provide 24/7 onsite tenancy support and wrap-around services that are designed to promote wellness and foster independent living.

On November 16, 2021, Executive Committee unanimously carried the following motion:

*"That a subsidy funding affordable housing agreement between the City of Edmonton and The Mustard Seed Foundation, not to exceed \$10,833,510, as outlined in Attachment 2 of the November 16, 2021, Citizen Services report CS00799, be approved, and that the agreement be in form and content acceptable to the City Manager."*

# PROPOSED DC-1 TEXT AMENDMENT

The intent of this application is to provide a text amendment to the current DC1 Zoning.

Section 7, r, says the following:

r, The following regulations shall apply to Apartment Housing and Live Work Unit developments where permitted in Area 1 and Area 2:  
**i, Apartment Housing shall only be allowed above non-residential uses;**

This particular clause is restricting the conversion of the entire building to multi-unit housing, as there 13 existing rooms on the ground floor that cannot be converted with the current DC1 Zoning. Converting the ground floor to non-residential uses does not fit with their program as agreed upon with CMHC and the City of Edmonton Affordable Housing unit.

In order to fulfill the intended use of the building, The Mustard Seed is proposing the following text amendment to this clause as follows.

Proposed Text Amendment to Section 7, r,:

r, The following regulations shall apply to **Multi-Unit** Housing and Live Work Unit developments where permitted in Area 1 and Area 2:  
**i, Multi-unit Housing shall only be allowed above Non-Residential Uses, except at 10333 - University Avenue NW (legally described as Lot 43, Block 41, Plan 0620356), where the existing building on the date of approval of the Charter Bylaw adopting this Provision shall be allowed to convert the entire building, including the ground level Storey, to Multi-unit Housing.**

This amendment will allow The Mustard Seed to convert all 85 rooms into self-contained rooms designed to support the fulfillment of Edmonton's Updated Plan to Prevent and End Homelessness.