

Bylaw 18306

To allow for a low rise, high density residential development, Belgravia

Purpose

Rezoning from RA7 to DC2, located at 11503, 11511, and 11517 - 76 Avenue NW, Belgravia.

Readings

Bylaw 18306 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 Bylaw 18306 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, February 9, 2018, and Saturday, February 17, 2018. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

Bylaw 18306 proposes a change in zone from the (RA7) Low Rise Apartment Zone including the Medium Scale Residential Infill Overlay to a (DC2) Site Specific Development Control Provision. The proposed DC2 Provision would accommodate a low rise, high density residential apartment building within the Transit Oriented Development area of the Belgravia neighbourhood. The DC2 is designed to be compatible with the surrounding residential neighbourhood.

Comments from civic departments and utility agencies have been addressed.

Policy

- *The Way We Grow*, Edmonton's Municipal Development Plan
- McKernan-Belgravia Station Area Redevelopment Plan

Corporate Outcomes

This 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 facilitating appropriately scaled residential development in a mature community near an LRT station.

Public Consultation

Urban Form and Corporate Strategic Development sent an advance notice on July 10, 2017, and a second update notice on August 23, 2017. Both notices were sent to surrounding property owners as well as the Presidents of the Belgravia and McKernan Community Leagues and the president of the Central Area Council of Community Area Council. An open house was hosted by Urban Form and Corporate Strategic Development on November 8, 2017.

A summary of feedback received is contained in the attached Urban Form and Corporate Strategic Development report.

Attachments

1. Bylaw 18306
2. Urban Form and Corporate Strategic Development report