

## Bylaw 18225

### Amendment to the Eaux Claires Neighbourhood Structure Plan

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#### Purpose

To re-designate land from row housing, semi-detached residential, planned lot residential and landscape buffer to high density residential/mixed use.

#### Readings

Bylaw 18225 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 18225 be considered for third reading."

#### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, January 5, 2018, and Saturday, January 13, 2018. The Bylaw can be passed following third reading.

#### Position of Administration

Administration supports this Bylaw.

#### Report

The proposed Bylaw will amend the Eaux Claires Neighbourhood Structure Plan to allow for high density residential/mixed uses across from the Eaux Claires Transit Centre. The proposed plan amendment aligns with the Transit Oriented Development Guidelines and will provide for increased residential diversity and employment opportunities within walking distance of a transit centre, a major commercial shopping centre and a future pocket park. Associated Bylaw 18226 proposes to rezone the site to allow for the development of row housing, medium and high rise apartment buildings and a hotel.

The proposed plan amendment conforms with the intent of the Edmonton North Area Structure Plan which supports the development of a major commercial node along 97 Street and residential uses south of the Eaux Claires Transit Centre.

The proposed plan amendment aligns with the policies of the Eaux Claires Neighbourhood Structure Plan to provide a wide range of residential land uses, ensure sensitive integration of different housing forms and non-residential land uses, concentrate multi-family and high density development along or close to collector roads or adjacent to neighbourhood amenities, and accommodate commercial uses along 97 Street.

#### Policy

This application supports the policies of *The Way We Grow* by promoting medium and higher density residential and employment growth around transit centres, supporting

contiguous development, promoting the completion of developing neighbourhoods, and providing for a range of housing options.

### **Corporate Outcomes**

- Edmonton is attractive and compact - the proposed development will replace vacant land with a high density residential development and hotel. Publicly accessible pedestrian connections will be provided through the site and parking will be provided underground.

### **Public Consultation**

- August 18, 2015 - Advance notification was sent to property owners in the Eaux Claires neighbourhood, the Evansdale, Lago Lindo, and Lorelei Beaumaris Community Leagues, the Area Council No. 17 Area Council, and the Castle Downs Recreation Society Area Council.
- August 4, 2017 - The applicant sent notices of their proposed direct control zone to property owners within 60 metres of their site.
- November 16, 2017 - A public open house was held.

A summary of the responses can be found in the attached report.

### **Attachments**

1. Bylaw 18225
2. Urban Form and Corporate Strategic Development report