

Bylaw 18187

To change the implementation method of a developer sponsored affordable housing contribution in a high rise, high density mixed use tower, Queen Alexandra

Purpose

Rezoning from DC2 to DC2, located at 10506 - 81 Avenue NW, Queen Alexandra.

Readings

Bylaw 18187 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 18187 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, October 27, 2017, and Saturday, November 4, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

Bylaw 18187 proposes to rezone land from (DC2.925) Site Specific Development Control Provision to a new (DC2) Site Specific Development Control Provision. The proposed DC2 Provision is the same as the current one (which allows for a high rise, high density mixed use tower) except for a change to how the affordable housing contribution from the developer is made. There are no proposed changes to the building size, uses or number of units.

Policy

- *The Way We Grow*, Edmonton's Municipal Development Plan
- Strathcona Area Redevelopment Plan

Corporate Outcomes

- Edmonton is attractive and compact - This Bylaw contributes to the goal of improving Edmonton's livability by facilitating a contribution towards affordable, inclusionary housing.

Public Consultation

On August 18, 2017, the applicant sent out pre-application notification letters to surrounding property owners as well as the presidents of the Central Area Council of Community Area Councils, Queen Alexandra Community League, Strathcona Community League and Old Strathcona Business Revitalization Zone.

On September 18, 2017, Urban Form and Corporate Strategic Development sent an advanced notice to surrounding property owners as well as the presidents of the Central Area Council of Community Area Councils, Queen Alexandra Community League, Strathcona Community League and Old Strathcona Business Revitalization Zone.

A summary of comments and concerns received in response to this public engagement is contained in the attached Urban Form and Corporate Strategic Development report.

Attachments

1. Bylaw 18187
2. Urban Form and Corporate Strategic Development Report