

## CHARTER BYLAW 20175

### To allow for Multi-Unit Housing in the form of Row Housing, Central McDougall

#### Purpose

Rezoning from RF1 to DC2; located at 10831, 10835, 10837, 10839 - 107 Street NW.

#### Readings

Charter Bylaw 20175 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 20175 be considered for third reading."

#### Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on July 29, 2022 and August 6, 2022. The Charter Bylaw can be passed following third reading.

#### Position of Administration

Administration supports this proposed Charter Bylaw.

#### Report

Charter Bylaw 20175 proposed to change the zoning from (RF1) Single Detached Residential Zone to (DC2) Site Specific Development Control Provision. The proposed DC2 Provision would allow for the development of multi-unit housing in the form of row housing with the following characteristics:

- A maximum height of 10.5 metres (approximately 2-3 storeys)
- Up to a total of 13 residential units within three separate row housing buildings
- A maximum combined floor area ratio of 2.0
- Enclosed on-site parking to be accessed from the rear lane
- Individual private rooftop patios oriented to face a common amenity internal courtyard
- A minimum of seven family-oriented units with each containing at least three bedrooms, a floor area of at least 100 square meters and 40 square metres of common amenity areas specifically designed for children

## **CHARTER BYLAW 20175**

An associated application under Bylaw 20174 has been made to amend the Central McDougall/Queen Mary Park Area Redevelopment Plan (ARP) by revising Map 5 to align the proposed rezoning.

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

### **Community Insights**

An initial Advance Notice was sent to surrounding property owners and the president of the Central McDougall Community League on March 11, 2021 advising that an application to amend the Central McDougall/Queen Area Redevelopment Plan to facilitate a rezoning to allow for mid-rise development at the southeast corner of 109 Avenue NW and 107 Street NW. This application was later revised on November 30, 2021 under the current proposal to develop row housing.

Prior to formal resubmission of the current proposal, the applicant sent out a pre-application notification for the revised rezoning proposing the (DC2) Site Specific Development Control Provision to allow for a 13 unit row housing development. This pre-application notice was sent to surrounding property owners and to the president of the Central McDougall Community League on September 29, 2021.

A second Advance Notice for the DC2 proposal and plan amendment was sent to surrounding property owners and to the president of the Central McDougall Community League on January 25, 2022.

On March 3, 2022, an applicant meeting with members of the Central McDougall Community League was held to discuss the proposed application. 16 attendees were present including 10 members from the community.

On May 3, 2022, Administration launched an Engaged Edmonton webpage to collect feedback on the proposed rezoning and plan amendment until May 16, 2022. The page was visited by 19 people; no questions or feedback were received.

Community insights details have been summarized in the attached Administration Report.

### **Attachments**

1. Charter Bylaw 20175
2. Administration Report (Attached to Bylaw 20174 - Item 4.23)