

## CHARTER BYLAW 20197

### To allow for mixed-use development, Edgemont.

#### Purpose

Rezoning the property located at 102 - Edgemont Road NW, from (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision, Edgemont.

#### Readings

Charter Bylaw 20197 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 20197 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 20197 proposes to rezone a 2.36 hectare site in the Edgemont neighbourhood from (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision Zone.

The proposed DC2 Zone will maintain the existing uses and development regulations but will reconfigure the two areas of application. It will reduce the size of Area A, which supports commercial/mixed uses, and increase the size of Area B, which supports residential/mixed uses. Area B allows for higher residential density and commercial uses at ground level, so this change will result in more opportunities for pedestrian-oriented commercial uses, with no reduction in the total amount of commercial development the site can support.

Only minor administrative changes are proposed in the regulations of the DC2 Provision. These changes are: a simplified General Purpose statement; replacing the use Group Home with the use Supportive Housing, removing two defunct uses (Limited Group Home and Row Housing); and

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removing an Access, Circulation, and Parking regulation that is no longer required under the City's Open Option Parking.

All comments from civic departments and utility agencies have been addressed.

### **Community Insights**

Advance Notice was sent to surrounding property owners and the presidents of the Edgemont, Hamptons, and Wedgewood Ravine Community Leagues on June 8, 2022. One response was received and is summarised in the attached Administration Report.

### **Attachments**

1. Charter Bylaw 20197
2. Administration Report