

## Bylaw 18161

To allow for the development of a mid-rise apartment on a portion of an established seniors' housing site, Laurier Heights

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### Purpose

Rezoning from DC2 to DC2, located at 8311 and 8403 - 143 Street NW, Laurier Heights.

### Readings

Bylaw 18161 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 18161 be considered for third reading."

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, August 25, 2017, and Saturday, September 2, 2017. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this Bylaw.

### Report

This application proposes to rezone land from (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision. The proposed DC2 Provision facilitates renovation of the existing apartment complex and expansion on a portion of the site. Apartment uses are proposed to be added among the existing two and three storey low rise buildings. This expansion is restricted to a west portion of the site, to a maximum height of 23 metres (approximately five storeys). The proposal permits up to 60 additional residential units on the site and a corresponding increase in on-site parking.

Comments from civic departments and utility agencies have been addressed.

### Policy

This application supports policies of the City of Edmonton's Municipal Development Plan, *The Way We Grow*, including:

- Support redevelopment and residential infill that contribute to the livability and adaptability of established neighbourhoods and which are sensitive to existing development.
- Provide a broad and varied housing choice, incorporating housing for various demographic and income groups in all neighbourhoods.

### **Corporate Outcomes**

This application supports policies of the City of Edmonton's Strategic Plan, *The Way Ahead*, including:

- Edmonton is attractive and compact
- Edmontonians are connected to the city in which they live, work, and play

### **Public Consultation**

On June 13, 2016, the applicant met with representatives from the Laurier Heights Community League.

In August 2016, the applicant distributed pre-application notification to surrounding property owners.

On September 8, 2016, the applicant held a public open house as part of their pre-application consultation.

On February 11, 2017, Urban Form and Corporate Strategic Development sent an advance notice to surrounding property owners, the Laurier Heights Community League, and the West Edmonton Communities Area Council.

On June 1, 2017, Urban Form and Corporate Strategic Development held a public open house regarding this application.

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 18161
2. Urban Form and Corporate Strategic Development report