

## Bylaw 18152

To allow for the development of a mid-rise apartment complex with supporting commercial uses, Kilkenny

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### Purpose

Rezoning from RA7 to DC2, located at 14540 - 72 Street, Kilkenny.

### Readings

Bylaw 18152 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 18152 be considered for third reading."

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, August 11, 2017, and Saturday, August 19, 2017. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this Bylaw.

### Report

This proposal rezones property from (RA7) Low Rise Apartment Zone to (DC2) Site Specific Development Control Provision Zone. The application facilitates development of a mid-rise apartment complex with a limited number of supporting, small scale commercial uses. A mix of affordable and market rate housing is proposed, with up to 240 dwelling units and a maximum height of 25 metres (approximately seven storeys). Resident parking is located underground and a reduction in the required number of parking spaces is proposed. This site is in proximity to transit access, recreational opportunities, educational services, and commercial uses. This proposal achieves objectives of the City's Affordable Housing Strategy and pilots Edmonton's first affordable housing renewal project.

All 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:

- Promote collaboration and partnership between the City and housing agencies to resolve issues related to affordable housing and land use needs on a continuing basis
- Encourage new development and infill redevelopment to incorporate affordable housing that is visually indistinguishable from market housing

- Support redevelopment and residential infill that contribute to the livability and adaptability of established neighbourhoods and which are sensitive to existing development.

### **Corporate Outcomes**

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

- Edmonton has sustainable and accessible infrastructure
- Edmontonians are connected to the city in which they live, work and play

### **Public Consultation**

On May 11, 2017, Urban Form and Corporate Strategic Development sent an advance notice to surrounding property owners, the Kilkenny and Londonderry Community Leagues, and Area 17 Council.

A summary of responses received is contained in the attached Urban Form and Corporate Strategic Development report.

### **Attachments**

1. Bylaw 18152
2. Urban Form and Corporate Strategic Development report