

Bylaw 18114

To allow for low rise Apartment Housing, Strathcona

Purpose

Rezoning from RF3 to DC2, located at 10111, 10115, 10119 and 10123 - 88 Avenue NW, Strathcona.

Readings

Bylaw 18114 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 18114 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, June 23, 2017, and Saturday, July 1, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

Bylaw 18114 proposes to rezone land from (RF3) Small Scale Infill Development Zone to a (DC2) Site Specific Development Control Provision. The proposed DC2 Provision provides the opportunity for a low rise apartment housing development with the following characteristics:

- maximum height of 14.5 metres (approximately four storeys) with the eastern portion reduced to 8.9 metres (approximately two storeys)
- maximum Floor Area Ratio of 2.0
- up to 26 residential dwellings
- a "sunset clause" of 10 years

The proposed rezoning is accompanied by an associated proposed amendment to the Strathcona Area Redevelopment Plan (Bylaw 18113).

Comments from civic departments and utility agencies have been addressed.

Policy

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

Corporate Outcomes

This Bylaw supports *The Way Ahead*, Edmonton's Strategic Plan through the following Corporate Outcome and Strategic Goals:

- Edmonton is attractive and compact - This Bylaw contributes to the goals of transforming Edmonton's urban form and improving Edmonton's livability by increasing density in a sensitively designed and compatible building within a mature neighbourhood.

Public Consultation

On September 15, 2015, the applicant sent out pre-application notifications letters to surrounding property owners as well as the Edmonton Federation of Community Leagues and the presidents of the Central Area Council of Community Area Councils and the Strathcona Centre Community League.

On January 23, 2016, Sustainable Development sent an advanced notice to surrounding property owners as well as the Edmonton Federation of Community Leagues and the presidents of the Central Area Council of Community Area Councils and the Strathcona Centre Community League.

On April 13, 2016, Sustainable Development held a public open house regarding this application.

On May 11, 2017, after revisions to the application were made to reduce height and add more detailed regulations related to the built form, Sustainable Development sent notification of the changes to surrounding property owners as well as the Edmonton Federation of Community Leagues and the presidents of the Central Area Council of Community Area Councils and the Strathcona Centre Community League.

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

Attachments

1. Bylaw 18114
2. Sustainable Development report (attached to Bylaw 18113 – Item 3.14)