

Bylaw 18078

To allow for a medium density mixed use building, Strathcona

Purpose

Rezoning from DC2 to DC2, located at 8301 - 99 Street NW, Strathcona

Readings

Bylaw 18078 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 18078 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 18078 proposes to rezone land from (DC2.479) Site Specific Development Control Provision to a new (DC2) Site Specific Development Control Provision. The proposed DC2 Provision provides the opportunity for a medium density mixed use building with the following characteristics:

- maximum height of 23.0 metres (approximately 6 storeys)
- maximum Floor Area Ratio of 3.0
- up to 22 residential dwellings
- up to 240 square metres of commercial space
- a "sunset clause" of 10 years

The proposed rezoning is accompanied by an associated proposed amendment to the Strathcona Area Redevelopment Plan (Bylaw 18077).

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 allowing for a compatible increase in density along an arterial road in a mature neighbourhood.

Public Consultation

On September 22, 2016, the applicant sent out pre-application notification letters to surrounding property owners as well as the presidents of the Central Area Council of Community Area Councils, the Strathcona Centre Community League and the Old Strathcona Business Revitalization Zone.

On December 9, 2016, Sustainable Development sent out an advanced notice to surrounding property owners as well as the presidents of the Central Area Council of Community Area Councils, the Strathcona Centre Community League and the Old Strathcona Business Revitalization Zone.

On February 23, 2017, Sustainable 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 Sustainable Development report.

Attachments

1. Bylaw 18078
2. Sustainable Development report (attached to Bylaw 18077 – Item 5.4)