

Bylaw 18084

To allow for a mixed use development consisting of two 12-storey residential apartment buildings with small format local commercial development, Tweddle Place

Purpose

Rezoning from DC2 to DC2, located at 20121 - Millbourne Road West, NW, Tweddle Place.

Readings

Bylaw 18084 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 18084 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 18084 proposes to rezone the site to (DC2) Site Specific Development Control Provision in order to develop up to 320 residential apartment units within two buildings up to 12-storeys in height with limited commercial uses on the ground floor of the east building. All required parking will be provided underground and at the rear of the building with access from 76 and 79 Street.

The proposed zoning will ensure that the built form transitions to the surrounding low and medium density residential development, buildings will contribute to a pedestrian environment, and that ground oriented units are provided. The proposed rezoning will also provide walkable commercial amenities to the surrounding residential neighbourhood.

The DC2 regulations address the impact on the adjacent low and medium density residential development and the overall design of the building to achieve a pedestrian friendly human scale streetscape. The proposed rezoning meets the technical requirements of the Civic Departments and utility agencies.

Policy

The proposed rezoning complies with the Developing and Planned Neighbourhoods and Housing Choices policies of the Municipal Development Plan, *The Way We Grow*, by supporting contiguous development and infrastructure in order to accommodate growth

in an orderly and economical fashion and providing a broad and varied housing choice, incorporating housing for various demographic and income groups in all neighbourhoods.

Corporate Outcomes

- Edmonton is attractive and compact.

Public Consultation

An advance notice was sent on December 6, 2016, to surrounding property owners, the Millwoods Council of Community Leagues Area Council, and the North Millbourne Community League. Sustainable Development received twelve responses to the advance notification.

An open house was held on March 23, 2017, which was attended by 101 people. Common concerns were the height of the proposed development, potential for increased traffic and street parking in the surrounding neighbourhood, and lack of infrastructure to support the development. Please refer to the report to Council and *What We Heard* report for more information about public engagement on this application.

Attachments

1. Bylaw 18084
2. Sustainable Development report