

Bylaw 18110

To allow for high density residential development, Westmount

Purpose

Rezoning from DC2 to DC2, located at 10123, 10127, 10131, 10135, 10137, 10142, 10143, 10145, 10148, 10152 & 10156 Clifton Place NW, Westmount.

Readings

Bylaw 18110 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 18110 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 18110 proposes to rezone land from (DC2) Site Specific Development Control Provision to a (DC2) Site Specific Development Control Provision. The proposed DC2 Provision provides the opportunity for a high-rise residential podium tower development with the opportunity for assisted living, and an adjacent Publicly Accessible Private Park space. The Bylaw amends existing DC2.804 by removing two of the five sub-areas from the Provision. An additional DC2 provision will retain the remaining three sub-areas which facilitate residential uses in the form of high rise towers and row housing. No changes to this area are contemplated.

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 deals with the goals of transforming Edmonton's urban form and improving Edmonton's livability by facilitating development that increases intensity of land use within a mature neighbourhood.

Public Consultation

On July 5, 2016, the applicant sent pre-notification letters to surrounding property owners as well as the presidents of the Glenora Community League, Oliver Community League, Westmount Community League, and the 124 Street and Area Business Revitalization Zone.

On February 7, 2017, the applicant held a public open house to provide information and collect feedback on their application.\

On February 23, 2017, Sustainable Development sent an advance notice to surrounding property owners as well as the presidents of the Glenora Community League, Oliver Community League, Westmount Community League and the 124 Street and Area Business Revitalization Zone.

On May 4, 2017, Sustainable Development held a public open house regarding this application.

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

Attachments

1. Bylaw 18110
2. Sustainable Development report (attached to Amendment to Groat Estate Implementation Plan – Item 5.7)