

## **CHARTER BYLAW 20355**

### **To add Supportive Housing to an existing DC1 Provision, Alces**

#### **Purpose**

Rezoning from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision; located at 303 & 503 - 34 Street SW.

#### **Readings**

Charter Bylaw 20355 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 Charter Bylaw 20355 be considered for third reading.”

#### **Advertising and Signing**

This Charter Bylaw was advertised in the Edmonton Journal on January 6, 2023, and January 14, 2023. The Charter Bylaw can be passed following third reading.

#### **Position of Administration**

Administration supports this proposed Charter Bylaw.

#### **Previous Council/Committee Action**

At the October 4, 2022 City Council Public Hearing, the following motion was passed:

“That Administration return to a future City Council Public Hearing with new Direct Control Provisions based on Charter Bylaws 20286 and 20287 but to add the Supportive Housing and Secondary Suite use to the uses of the DC1s, as appropriate.”

#### **Report**

Charter Bylaw 20355 proposes to rezone portions of Lots 2 & 3, Plan 707RS, in the Alces neighbourhood from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision. This rezoning application results from a subsequent motion made by City Council during the October 4, 2022 Public Hearing, as above.

## **CHARTER BYLAW 20355**

The current DC1 Provision, as adopted by City Council under Charter Bylaw 20287, allows for the development of Single Detached Housing on narrow lots with opportunities for both Garden Suites and Secondary Suites. The proposed rezoning adds Supportive Housing, restricted to Limited Supportive Housing, to the current DC1 Provision. There are no other changes proposed.

The proposal conforms with the Alces Neighbourhood Structure Plan and the Decoteau Area Structure Plan, which identify the subject site for Low Density Residential (see Attachment 2). All comments from civic departments or utility agencies regarding this proposal have been addressed.

### **Community Insights**

As part of the original rezoning application for the DC1 Provision adopted under Charter Bylaw 20287, an Advance Notice and Public Hearing Notice were sent to surrounding property owners and the president of the Meadows Community League on April 28, 2022, and September 8, 2022, respectively. No responses were received.

To re-advertise the proposed DC1 Provision with the additional use, a Public Hearing Notice was sent to surrounding property owners and the President of the Meadows Community League on December 15, 2022.

### **Attachments**

1. Charter Bylaw 20355
2. Alces NSP Context Map