

CHARTER BYLAW 20354

To add Secondary Suites and 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 20354 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 20354 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 20354 proposes to rezone a portion of Lot 2, Plan 707RS, and a portion of Lot 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 20534

The current DC1 Provision, as adopted by City Council under Charter Bylaw 20286, allows for the development of Multi-unit Housing in the form of row housing and Semi-detached Housing on shallow lots with rear-attached garages. The proposed rezoning adds Secondary Suites and 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 Street-Oriented 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 20286, 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 uses, 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 20354
2. Alces NSP Context Map