

CHARTER BYLAW 20384

To allow for mid-rise Multi-unit Housing, Windsor Park

Purpose

Rezoning from RF1 to DC2; located at 8715 & 8727 to 8735 - 118 Street NW.

Readings

Charter Bylaw 20384 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 20384 be considered for third reading.

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on February 3, 2023, and February 11, 2023. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of proposed Charter Bylaw 20384 is to change the zoning from the (RF1) Single Detached Residential Zone with the Mature Neighbourhood Overlay to a (DC2) Site-Specific Development Control Provision. The proposed DC2 Provision would allow for a mid-rise residential building with the following key characteristics:

- Maximum heights ranging from 14.5 metres at the north end of the site to 20.0 metres at the south end (approximately 4 to 6 storeys).
- A maximum of 172 residential dwellings with at least six having 3 bedrooms, 50% having 2 bedrooms or more, and no more than 10% being studio dwellings.
- A maximum Floor Area Ratio of 3.0.
- Any provided vehicle parking located underground and accessed from the rear lane.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

The proposed DC2 Provision appropriately increases density and housing diversity in one of Edmonton's least dense and diverse neighbourhoods using a well thought-out and sensitive building design. This site is on the edge of the University-Garneau Major Node where this type and scale of building meets the intent and several outcomes of The City Plan.

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Community Insights

Prior to the application being submitted, the applicant carried out required Pre-Application consultation by sending out a letter to surrounding property owners and the Edmonton Federation of Community Leagues as well as the presidents of the Central Area Council of Community Leagues and the Windsor Park Community League on June 8, 2022. As reported by the applicant, they received 120 responses.

Upon Administration receiving the application, Advance Notice was sent to the same recipients on September 2, 2022. 24 responses were received, including from the Windsor Park Community League and the Windsor Park Citizens Coalition Committee.

From November 14 - 27, 2022, online feedback was collected through the City's Engaged Edmonton webpage. The page was visited by 493 people, 47 of whom either asked questions or left comments.

Feedback received through the above is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 20384
2. Administration Report