

## Bylaw 17697

To allow for apartment housing, Brander Gardens

---

### Purpose

Rezoning from RR and RF1 to DC2, located at 5604, 5608, 5610 and 5620 - Whitemud Road NW, Brander Gardens.

### Readings

Bylaw 17697 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 17697 be considered for third reading."

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, August 5, 2016, and Saturday, August 13, 2016. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this Bylaw.

### Report

This application proposes to rezone the subject lands from (RR) Rural Residential and (RF1) Single Detached Residential Zone to (DC2) Site Specific Direct Control Provision to accommodate a unique variation of apartment-type development within up to six separate building envelopes on the site and a natural area below the top of bank of the North Saskatchewan River Valley. Key features of the proposal include:

- replacement of an existing single detached house with up to 46 residential units in a number of 16 meter high apartment buildings dispersed throughout the site above the top of bank
- maintenance of a natural treed ravine below the top of bank
- relocation of an original trapper's cabin to an offsite location

This application also proposes to amend the North Saskatchewan River Valley and Ravine System Protection Overlay being Section 811 of the Edmonton Zoning Bylaw to match the eastern border of the surveyed upland setback area.

Associated Bylaw 17696 proposes to amend the existing eastern boundary of the North Saskatchewan River Valley Area Redevelopment Plan.

### Policy

The proposed rezoning application (Bylaw 17697) supports the following policies of *The Way We Grow*:

- 3.5.1.1 – Support redevelopment and residential infill that contribute to the livability and adaptability of established neighbourhoods and which are sensitive to existing development
- 3.5.1.6 - Investigate innovative approaches through consultation for achieving community benefits and public amenities as part of the redevelopment process;
- 4.2.1.8 – Address compatibility of land uses within the neighbourhood in the review of all development proposals
- 4.3.1.8 - Guide future recreation facility development in accordance with the Recreation Facility Master Plan and subsequent facility focused plans and strategies
- 5.2.1.1 - Require development to fit with the existing neighbourhood context, respecting scale, form, massing, style and materials and incorporate design elements that create a transition between the new development and the existing neighbourhood
- 7.1.1.3 - Develop procedures to support, encourage and promote innovative ways to acquire, preserve and maintain natural areas and connections on private and public lands, such as land swapping, easements, buffers and bylaws
- 7.3.2.1 Ensure that the North Saskatchewan River Valley and Ravine System remains primarily an area of unstructured, low intensity and passive recreation, while accommodating appropriate balance of recreation activity within parks nodes as described in the Urban Parks Management Plan and the Ribbon of Green

### **Corporate Outcomes**

- Edmonton is attractive and compact
- Edmonton is an environmentally sustainable and resilient city

### **Public Consultation**

The applicant hosted a pre-application meeting on March 2, 2016.

Sustainable Development sent an advance notice to the surrounding property owners, the Riverbend Community League, the Southwest Area Council of Community Area Council, and the Terwillegar Riverbend Advisory Council Area Council on May 2, 2016.

On May 17, 2016, Sustainable Development hosted a public meeting regarding this application.

On June 6, 2016, the City of Edmonton sent out a summary of the public meeting and a project status update to those attendees who expressed interest in receiving feedback.

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

### **Attachments**

1. Bylaw 17697
2. Sustainable Development Report (attached to Bylaw 17696 – Item 5.3)