

## Bylaw 17633

To allow for residential uses for patients being treated in medical facilities, Belgravia

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### Purpose

Rezoning from RF1 to DC2, located at 11583 and 11585 - University Avenue NW, Belgravia.

### Readings

Bylaw 17633 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 17633 be considered for third reading."

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, June 10, 2016, and Saturday, June 18, 2016. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this Bylaw.

### Report

Bylaw 17633 proposes to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (DC2) Site Specific Development Control Provision. The proposed DC2 Provision would accommodate an 8.6 metre high residential building with a lodge on one side and a single dwelling on the other side for patients being treated in medical facilities and for families of patients. The DC2 is designed to ensure development on the site is compatible with uses in the surrounding residential neighbourhood.

All comments from affected civic departments and utility agencies have been addressed.

### Policy

The proposed rezoning supports the following policies of *The Way We Grow*:

- 4.2.1.1 – Support redevelopment and residential infill that contribute to the livability and adaptability of established neighbourhoods.
- 4.2.1.8 – Address the compatibility of land uses within the neighbourhood in the review of all development proposals.

The proposed rezoning is within 800 metres of the Belgravia LRT station and promotes the policy objective of Edmonton's Transportation Master Plan, *The Way We Move* by integrating land use planning and transportation to create an accessible, efficient and compact urban form.

The proposed rezoning promotes the policy objective of Edmonton's People Plan, *The Way We Live* to honour and preserve neighbourhood character and history.

### **Corporate Outcomes**

- Edmonton is attractive and compact
- The City of Edmonton has sustainable and accessible infrastructure

### **Public Consultation**

On November 12, 2014, the applicant hosted a preliminary meeting with surrounding property owners and the Belgravia Community League. On February 7, 2015, the applicant sent a pre-application notification letter to surrounding property owners as well as the Belgravia Community League to identify their plans for redevelopment and invited stakeholders to a community meeting held on March 26, 2015, at the Belgravia Community Hall.

Upon receipt of the application, Sustainable Development sent an advanced notice on December 7, 2015, to surrounding property owners as well as the Belgravia and Windsor Park Community Leagues the Central Area Council of Community Area Council, and Planning Coordination staff met with a Belgravia Community League representative on April 29, 2016, and a follow-up letter on May 27, 2015.

A summary of public feedback is included in the attached Sustainable Development report.

### **Attachments**

1. Bylaw 17633
2. Sustainable Development report