

Bylaw 17613

To allow the development of medium rise apartment housing, Elmwood

Purpose

Rezoning from US to RA8, located at 15901 and 16003 - 87 Avenue NW and 8609 - 161 Street NW, Elmwood.

Readings

Bylaw 17613 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 17613 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, April 1, 2016, and Saturday, April 9, 2016. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

This proposal is to rezone a large site from (US) Urban Service Zone to (RA8) Medium Rise Apartment. The proposed rezoning will allow for the redevelopment of the site to include a variety of seniors social housing including "living in place" residences and independent apartment housing to be administered by the Greater Edmonton Foundation under the Alberta Government's Supportive Living Lodge Accommodation Standards. The combination of new and existing facilities will create a campus type environment. It is anticipated that the existing lodge will be re-purposed for memory care and the overall complex will provide for independent living through to supportive care.

No civic department or utility agency expressed concerns regarding to the proposed rezoning and all requirements have been addressed.

Policy

This application supports the policies of *The Way We Grow*, Edmonton's Municipal Development Plan, by providing a broad and varied housing choice to meet the needs of all demographic and income groups and creating more socially sustainable communities.

Corporate Outcomes

- Edmonton is a safe city
- Edmonton is attractive and compact

Public Consultation

Sustainable Development sent an advance notice of this application to the surrounding property owners and Elmwood, Lynnewood and Meadowlark Community Leagues on July 22, 2015. Three responses were received to this notification all of which expressed concerns or opposition. Main areas of concern were regarding a perceived deficit in parking, increased traffic, as well as privacy, and a desire to see any seniors housing included in the application. A summary of the response is contained in the attached report.

Attachments

1. Bylaw 17613
2. Sustainable Development report