

## Bylaw 17399

To allow for low rise apartment housing, Strathcona

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### Purpose

Rezoning from RF5 to DC2, located at 10125 - 84 Avenue NW, Strathcona.

### Readings

Bylaw 17399 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 17399 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.

### Previous Council/Committee Action

At the October 19, 2015, City Council Public Hearing, the following motion was passed:

That Bylaws 17398 and 17399 be referred back to Administration to work with the applicant and the community to consider row housing forms for this parcel.

### Report

Bylaw 17399 proposes to rezone land from the (RF5) Row Housing Zone to a (DC2) Site Specific Development Control Provision. The proposed DC2 Provision provides the opportunity for an apartment housing development 16 metres (4 storeys) in height with regulations designed to ensure it is compatible in scale and character with the surrounding neighbourhood.

The proposed rezoning is accompanied by an associated proposed amendment to the Strathcona Area Redevelopment Plan (Bylaw 17398).

Comments from civic departments and utility agencies have been addressed.

### Policy

- *The Way We Grow*, Edmonton's Municipal Development Plan
- Strathcona Area Redevelopment Plan

### Corporate Outcomes

This Bylaw addresses *The Way Ahead*, Edmonton's Strategic Plan through the following Corporate Outcome and Strategic Goals:

- Edmonton is attractive and compact - This Bylaw deals with the goals of transforming Edmonton's urban form and improving Edmonton's livability by facilitating development that contributes to increased residential density within a mature neighbourhood.

### **Public Consultation**

On March 24, 2015, the applicant sent a pre-application notification letter to surrounding property owners as well as the President of the Strathcona Community League.

On May 22, 2015, Sustainable Development sent an advanced notice to surrounding property owners as well as the President of the Strathcona Community League.

On August 21, 2015, Sustainable Development held a public meeting regarding this application.

After the Council motion was passed requiring further consultation, Sustainable Development held an open house on February 23, 2016.

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

### **Attachments**

1. Bylaw 17399
2. Sustainable Development report (attached to Bylaw 17398 – Item 5.1)