

## Bylaw 17395

To allow the opportunity for a site specific development control provision to accommodate stacked row-housing with site specific development regulations, religious assembly uses, and other community supportive services, North Glenora

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### Purpose

Rezoning from RA7 and RF1 to DC2, located at 10950 - 138 Street NW and 13820 - 109A Avenue NW, North Glenora.

### Readings

Bylaw 17395 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 17395 be considered for third reading."

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, October 2, 2015, and Saturday, October 10, 2015. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this Bylaw.

### Report

The proposed rezoning generally complies with the Guiding Principles in the North Glenora Community Plan (1998). The proposed rezoning and resulting development will be compatible with the existing and planned development of adjacent land.

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

### Policy

The proposed rezoning supports the objectives and policies of The Municipal Development Plan *The Way We Grow* by ensuring neighbourhoods have a range of housing choice to meet the needs of all demographic and income groups and create a more socially sustainable communities.

### Corporate Outcomes

The application supports the City's strategic goal to Transform Edmonton's Urban Form.

### Public Consultation

Sustainable Development sent advance notification on June 9, 2015, received four responses to its advanced notification letter sent to the surrounding property owners, the North Glenora Community League, and the Edmonton Federation of Community

Leagues. During the DC2 pre-application consultation three public meetings were held by the applicant, the applicant received seven written responses. A summary of the responses are contained in the attached Sustainable Development report.

### **Attachments**

1. Bylaw 17395
2. Sustainable Development Report