

Bylaw 17047

To allow for the development of a mid rise apartment with ground floor commercial uses, east of 124 Street NW and north of 109 Avenue NW, Westmount

Purpose

Rezoning from CB1 to DC2, located at 10911 - 124 Street NW and 12320 - 109 Avenue NW, Westmount.

Readings

Bylaw 17047 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 17047 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.

Previous Council/Committee Action

At the January 26, 2015, City Council Public Hearing, the following motion was passed:

That Bylaws 17046 and 17047 be referred back to Administration to discuss with the applicant a Direct Control zone for 10911 124 Street NW and 12320 109 Avenue NW, which requires the inclusion of commercial development on the ground floor as part of the overall site.

Report

The subject site is 1486 square metres in size and currently contains two low rise apartments and a duplex housing, for a total of 12 dwelling units. The proposed rezoning will provide the opportunity for the development of a mid-rise apartment building with commercial/retail uses at street level and up to 23 metres in height.

With the exception of the subject site, the block face between 109 and 109 A Avenue on the east side of 124 Street NW, is currently zoned RA8. The proposed rezoning will apply zoning and development regulations that are consistent with the rest of the developments within the block in regards to height, density, and massing, while allowing pedestrian oriented commercial/retail uses that are similar in scale to the 124 Street Commercial Strip at the street level. This application is proceeding concurrently with Bylaw 17046 to amend the West Ingle Area Redevelopment Plan.

Other civic departments and utility agencies have expressed no concerns regarding this application.

Policy

This application supports *The Way We Grow* policies through allowing intensification and investment in a mature neighbourhood; optimizing existing infrastructure; encouraging good quality development of a type, density and form compatible with the character of the area and adjacent land uses; encouraging small scale residential and mixed use development in neighbourhood commercial centres; providing a broad and varied housing choice; and incorporating housing for various demographic and income groups in all neighbourhoods.

Corporate Outcomes

This application supports the City's Strategic Goal of Transform Edmonton's Urban Form through allowing intensification along an arterial road with demonstrated capacity to support additional density, optimizing existing infrastructure while maintaining and revitalizing strong, vibrant neighbourhoods.

Public Consultation

An advance notification was sent to adjacent land owners, Westmount Community League and 124 Street and Area Business Revitalization Zone on August 26, 2014. In response to the notification, Sustainable Development received 17 responses. A public meeting hosted by Sustainable Development on October 7, 2014, was attended by 30 citizens. A summary of the responses received is included in the attached report.

Attachments

1. Bylaw 17047
2. Sustainable Development (attached to Bylaw 17046 – Item 5.2)