

Bylaw 17399

To allow for a low rise apartment up to four storeys or 16 metres in height, Strathcona

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, October 2, 2015, and Saturday, October 10, 2015. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

Bylaw 17399 proposes to rezone the site from (RF5) Row Housing Zone to a (DC2) Site Specific Development Control Provision. The proposed DC2 Provision would provide the opportunity for residential development up to four storeys and/or 16 metres in height, with both underground and rear at-grade parking accessed off the rear lane.

The proposal also provides the opportunity for seven family-oriented Dwellings if Apartment Housing is built on the site.

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

There are no outstanding concerns from civic departments or utility agencies regarding this proposed rezoning.

Policy

This Bylaw is supported by the Edmonton Municipal Development Plan's strategic goals and policies by supporting redevelopment and residential infill that contribute to the livability and adaptability of established neighbourhoods, promoting the development of family-oriented housing and walkability in established neighbourhoods and optimizing the use of existing infrastructure in established neighbourhoods.

Corporate Outcomes

This proposed rezoning supports *The Way Ahead*, Edmonton's Strategic Plan's goals of providing sustainable and accessible infrastructure.

Public Consultation

On May 22, 2015, Sustainable Development sent an advanced notice to surrounding property owners as well as the Presidents of the Strathcona Community League, the Central Area Council of Community Area Council and the Old Strathcona Business Revitalization Zone. As a result of the initial input received, Sustainable Development held a public meeting on August 20, 2015. A summary of comments and concerns received in response to this notification and public meeting is contained in the Sustainable Development report.

Attachments

1. Bylaw 17399
2. Sustainable Development (attached to Bylaw 17398 – Item 5.9)