

# Charter Bylaw 19262

To allow for low and medium rise multi-unit housing, Belvedere

## Purpose

Rezoning from DC1 (Direct Development Control Provision) to RA7 (Low Rise Apartment Zone) and RA8 (Medium Rise Apartment Zone); located at 404 Belvedere Gate NW and 504, 560 & 580 Belvedere Way NW, Belvedere.

## Readings

Charter Bylaw 19262 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 Charter Bylaw 19262 be considered for third reading."

## Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on August 14 and 22, 2020. The Charter Bylaw can be passed following third reading.

## Position of Administration

Administration supports this proposed Charter Bylaw.

## Report

Charter Bylaw 19262 proposes to amend the Zoning Bylaw from (DC1) Direct Development Control Provision (Belvedere Areas A, B, D & E) to (RA7) Low Rise Apartment Zone (Areas B, D & E) and (RA8) Medium Rise Apartment Zone (Area A). The proposed zones will allow the development of low and medium rise multi-unit housing in a more flexible format than the existing DC1 provisions. Additionally, some commercial uses would be allowed on the ground floor where associated with residential units. There are associated amendments to the Belvedere Station Area Redevelopment Plan (Bylaw 19251) and the Fort Road Old Town Master Plan (Resolution) to align with the proposed rezoning.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

## Public Engagement

Prior to making an application for rezoning, Administration, as the applicant, mailed notices to surrounding properties within one kilometre of the site on May 22, 2019. These notices provided information for a Public Engagement Session, which was later held on May 30, 2019. The session was to provide information about the status of the Station Pointe lands and to solicit feedback prior to submitting a rezoning application for the area.

Following this session, the application for rezoning was submitted and advance notice was mailed out to surrounding property owners, the Balwin, Belvedere and Hairsine Community Leagues and the Edmonton North District Council of Community Leagues on October 16, 2019. No responses were received.

Notices for a public engagement session were sent to the same recipients as well as an expanded radius of property owners on January 15, 2020. The session was held on January 29, 2020. Feedback received is summarized in the attached Administration Report and the "*What We Heard Reports*" from both sessions are appended to the attached Administration Report.

### **Attachments**

1. Charter Bylaw 19262
1. Administration Report (attached to the Resolution - Item 3.14)