

## Charter Bylaw 19005

To remove reference to seniors housing and accommodate a broader range of households with supporting uses in an existing Site Specific Development Control Provision, Baranow

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### Purpose

Rezoning from (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision located; 12404 - 140 Avenue NW.

### Readings

Charter Bylaw 19005 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 19005 be considered for third reading."

### Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on September 20, 2019, and September 28, 2019. The Charter Bylaw can be passed following third reading.

### Position of Administration

Administration supports this proposed Charter Bylaw.

### Report

The purpose of Charter Bylaw 19005 is to change the zoning from (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision for the subject site. The proposed rezoning removes the existing reference that limits residential uses to only seniors housing which applies to Apartment Housing (Multi-Unit Housing), Group Homes, Lodging Houses, and Stacked Row Housing already embedded as permitted uses in the current DC2 Provision.

This change will allow for a broader range of households to be accommodated as the vacant southwest portion of the site develops. With this addition, the applicant could provide a range of housing on the site with related support services for residents including seniors and individuals who struggle with mental health or addictions, transitioning into their own homes.

All other listed uses in the DC2 Provision are proposed to remain in place including extended medical treatment services and personal service shops.

Proposed regulation changes for the DC2 Provision include a reduced parking requirement and allowing limited on-site parking within setback areas.

An administrative update of the DC2 Provision is also included.

### **Public Engagement**

In mid to late 2018, prior to a pre-application notice being sent to surrounding property owners, the applicant held a number of stakeholder consultations that involved the Carlisle Community League and Castledown Recreation Society Area Council. The applicant sent a pre-application notice to property owners and community groups on November 28, 2018.

The City sent an advance notice of the proposal to update the DC2 Provision to surrounding property owners and community groups, on July 15, 2019.

Responses to the applicant's notices and the City's advance notice are summarized in the attached Administration's Report.

### **Attachments**

1. Charter Bylaw 19005
2. Administration Report