

# Charter Bylaw 19506

To allow for multi-unit housing up to six storeys; Balwin

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## Purpose

Rezoning from (DC1) Direct Development Control Provision to (RA8) Medium Rise Apartment Zone and (DC1) Direct Development Control Provision; located at 12935 - 68 Street NW; 12903 - 68 Street NW; and 6770 - 129 Avenue NW.

## Readings

Charter Bylaw 19506 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 19506 be considered for third reading."

## Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on January 8, 2021 and January 16, 2021. The Charter Bylaw can be passed following third reading.

## Position of Administration

Administration supports this proposed Charter Bylaw.

## Report

Charter Bylaw 19506 proposes to amend the Zoning Bylaw for the subject site from (DC1) Direct Development Control Provision (Bylaw 14939) to (RA8) Medium-Rise Apartment Zone to allow for the opportunity to develop affordable multi-unit housing up to a maximum of 23.0 m (6 storeys) for the northern portion of the site, addressed as 12935 - 68 Street NW. To facilitate the proposed rezoning to RA8, Charter Bylaw 19506 also proposes to update the existing DC1 Provision accordingly. If approved, the updated DC1 Provision will retain the historical zoning for the southern portion of the larger site, which houses the Saint Francis of Assisi Friary and St. Anthony's College.

This application proposes to add to the housing diversity through the provision of affordable multi-unit housing options, and utilize existing roadway and utility infrastructure efficiently.

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

### **Public Engagement**

Advance Notice was sent to surrounding property owners, the Balwin Community League and the Edmonton North District Area Council Area Council on August 7, 2020. One response was received and is summarized in the attached Administration Report.

### **Attachments**

1. Charter Bylaw 19506
2. Administration Report