



July 26, 2023
Our File: LDA23-0160 (Rezoning)
LDA23-0191 (Subdivision)

Dear resident(s):

Re: Notice of Proposed Land Use Changes, Road Closure and Subdivision; 13107, 13023, 13019, & 13007 - 128 Avenue NW, Athlone

City Administration has received an application to rezone the properties from (AJ) Alternative Jurisdiction Zone and (AP) Public Parks Zone to (RA7) Low Rise Apartment Zone and (AP) Public Parks Zone, and close the 130 Avenue NW road right-of-way (see enclosed map). There is an associated subdivision application to subdivide 2 new lots, while consolidating adjacent land, to ultimately create 1 multi-unit residential lot and 1 Municipal Reserve (public park) lot.

This application is being initiated by the City of Edmonton in alignment with City Council's approved Updated Affordable Housing Investment Plan (2019-2022). The proposed RA7 Zone would allow for a 16 metre high building (approximately 4 storeys) intended for residential uses such as Multi-unit Housing, Lodging Houses and Supportive Housing with limited commercial opportunities at the ground level, such as Child Care Services, Convenience Retail Stores and Specialty Food Services.

Supportive Housing is a Permitted Use in the proposed RA7 Zone. More information about Supportive Housing is on the reverse of this page. Administration's analysis and subsequent recommendation will primarily focus on how the building will fit in with the surrounding area and impacts associated with development of the site.

For additional information on this rezoning application, please see:

<http://edmonton.ca/rezoningapplications>. (Please allow 10 business days of this notice for details to be published online).

Supportive housing is a type of affordable housing that combines below-market rents with on-site support services tailored to the health and social needs of its residents. It provides long-term stable housing for people who may have experienced homelessness, domestic violence or other circumstances which make it difficult to maintain conventional housing.

Supportive housing is typically owned and operated by dedicated non-profit organizations, with the City playing a key role in turning projects into reality. By providing serviced land at low or no cost, as well as construction grants, the City helps housing partners direct their resources where they are needed most: supporting vulnerable Edmontonians.

The City does not have immediate plans for the development of this site. The City will update the community ahead of any development milestones, such as the selection of a housing



partner and sale of the land, through additional mailouts and updates to edmonton.ca/supportivehousing.

Affordable and supportive housing is a core social infrastructure that the City is committed to creating in all areas of Edmonton. To learn more about supportive housing or this proposed development, visit edmonton.ca/supportivehousing, email supportivehousing@edmonton.ca or call 311.

Any questions or comments regarding the proposed land use changes, road closure or subdivision, can be sent to the contacts below until **August 15, 2023**.

<p>Carla Semeniuk, Land Use Planner Planning Coordination, Development Services Phone Number: 780-496-1927 Email: carla.semeniuk@edmonton.ca</p>	<p>Jennifer Vos, Subdivision Planner Subdivision Planning, Development Services Phone Number: 780-508-9519 Email address: subdivisions@edmonton.ca</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------