

# Charter Bylaw 19739

To allow for a mid-rise residential building, Jasper Park

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## Purpose

Rezoning from DC2 and RF1 to DC2; located at 8741, 8739, 8735, 8731, 8725 and 8721 - 150 Street NW

## Readings

Charter Bylaw 19739 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 19739 be considered for third reading."

## Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on June 4, 2021 and June 12, 2021. The Charter Bylaw can be passed following third reading.

## Position of Administration

Administration supports this proposed Charter Bylaw.

## Previous Council/Committee Action

## Report

The purpose of proposed Charter Bylaw 19739 is to change the zoning from (RF1) Single Detached Residential Zone and a (DC2) Site Specific Development Control Provision to a new (DC2) Site Specific Development Control Provision; Lots 14A and 14B, Block 1 Plan 8222153, Lots 15-18, Block 1, Plan 5572HW. The proposed DC2 will allow for development of a mid-rise residential building with the following characteristics:

- A maximum height of 24.5 metres (approximately 7 storeys);
- Up to 100 residential dwellings;
- A maximum Floor Area Ratio of 2.4; and
- Surface and underground parking accessible from the rear lane.

The initial rezoning application for this site was for DC2 and RF1 to (RA7) Low Rise Apartment Zone, but the applicant had modified their proposal as a new DC2 to provide commitment details on architectural design for a proposed mid-rise apartment building.

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

### **Public Engagement**

Advance notices for the initial proposal to rezone the subject properties from DC2 and RF1 to RA7 were sent to surrounding property owners and the presidents of the Jasper Park, Lynnwood and Parkview Community Leagues on December October 7, 2019. Three responses were received and are summarized in the attached Administration Report.

A pre-notification and advance notification for the proposed DC2 were sent to surrounding property owners and the presidents of the Jasper Park, Lynnwood and Parkview Community Leagues on May 25, 2020 and December 17, 2020 respectively. Four responses were received and are summarized in the attached Administration Report.

Due to public health precautions related to COVID-19, an in-person Public Engagement Session was not held for this proposal. Instead, between March 8 and March 28, 2021, online feedback was collected through the City's Engaged Edmonton webpage. The page was visited by 194 people, 16 of whom either asked questions or left comments. Feedback from this engagement is summarized in the attached Administration Report.

### **Attachments**

1. Charter Bylaw 19739
2. Administration Report