

Charter Bylaw 19751

To allow for medium rise Multi-unit Housing, Garneau

Purpose

Rezoning from RA9 to RA8; located at 11049 - 83 Avenue NW & 11053 - 83 Avenue NW.

Readings

Charter Bylaw 19751 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 19751 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on June 18 and 26, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of proposed Charter Bylaw 19751 is to change the zoning from the (RA9) High Rise Apartment Zone with the High Rise Residential Overlay to the (RA8) Medium Rise Apartment Zone (Lots 17 & 18, Block 157, Plan I19). The proposed RA8 Zone would allow for a 23 metre high building (approximately 6 storeys) intended for residential uses such as Multi-unit Housing, Lodging Houses and Supportive Housing as well as limited commercial opportunities at ground level, such as Child Care Services, Convenience Retail Stores and Specialty Food Services.

This application is an initiative of the City of Edmonton and there is currently an intent to develop Supportive Housing at this location.

An associated amendment to the Garneau Area Redevelopment Plan is also proposed to facilitate this rezoning (Bylaw 19750).

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

Public Engagement

Advance Notice was sent to surrounding property owners and the president of the Garneau Community League on March 25, 2021. Two responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19751
2. Administration Report (attached to item 3.18 - Bylaw 19750)