

Charter Bylaw 19792

To allow for a mid-rise residential building with opportunities for ground floor commercial uses, Ritchie

Purpose

Rezoning from DC2 to DC2; located at 10054 - 79 Avenue NW.

Readings

Charter Bylaw 19792 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 19792 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on July 30, 2021 and August 7, 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 19792 is to change the zoning from (DC2) Site Specific Development Control Provision to a new (DC2) Site Specific Development Control Provision; Lots 24-30 Block 41, Plan I17. The proposed DC2 retains much of the existing regulations under the current DC2.788 provision for a mid-rise building but allows the option for either residential or commercial units on the main floor. The proposed DC2 will also update the building's elevation drawings in the appendices and other as-built details to reflect the currently constructed development. Key characteristics of the proposed DC2 include:

- A maximum height of 24.0 m (no change proposed);
- a maximum Floor Area Ratio of 3.0 (no change proposed; and
- Up to 112 residential dwellings (previously approved for 100 residential dwellings).

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

Public Engagement

A pre-notification and advance notification for the proposed DC2 were sent to surrounding property owners and the presidents of the Ritchie Community League and the Old Strathcona Business Improvement Area on February 8, 2021 and April 30, 2021 respectively. Three responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19792
2. Administration Report