

Bylaw 19786

To amend the 109 Street Corridor Area Redevelopment Plan

Purpose

To amend Policies 3.3.3.3(i) and 3.3.3.4.

Readings

Bylaw 19786 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 Bylaw 19786 be considered for third reading.”

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on July 30 and August 7, 2021. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

The purpose of proposed Bylaw 19786 is to amend two policies within the 109 Street Corridor Area Redevelopment Plan to facilitate an associated rezoning (Charter Bylaw 19787). Policies 3.3.3.3(i) and 3.3.3.4 limit development to 4 storeys if standard zoning is used and require the use of Direct Control Zoning for proposals higher than 4 storeys. The amendment to the policies would exempt the site of the associated rezoning, on the northwest corner of 79 Avenue NW and 109 Street NW from these requirements, and allow for an approximately 6 storey building using the standard (RA8) Medium Rise Apartment Zone.

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 presidents of the Queen Alexandra and Garneau Community Leagues as well as the Central Area Council of Community Leagues on May 3, 2021. Ten responses were received and are summarized in the attached Administration Report.

Attachments

1. Bylaw 19786
2. Administration Report