

Charter Bylaw 19787

To allow for medium rise Multi-unit Housing, Garneau

Purpose

Rezoning from RA7 to RA8; located at 10902, 10906, 10910, and 10914 - 79 Avenue NW.

Readings

Charter Bylaw 19787 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 19787 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on July 30 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 19787 is to change the zoning from the (RA7) Low Rise Apartment Zone to the (RA8) Medium Rise Apartment Zone (Lots 2-5, Block 140, Plan I23). 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.

An associated amendment to the 109 Street Corridor Area Redevelopment Plan is also proposed to facilitate this rezoning (Bylaw 19786).

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. Charter Bylaw 19787
2. Administration Report (Attached to Bylaw 19786 - item 3.27)