

Charter Bylaw 19811

To allow for a mixed use development containing a range of medical, commercial, and residential uses, Kameyosek

Purpose

Rezoning from US to DC2; located at 7008 - 28 Avenue NW and 7319 - 29 Avenue NW.

Readings

Charter Bylaw 19811 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 19811 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

This application proposes to rezone the subject site from (US) Urban Service Zone to (DC2) Site Specific Development Control Provision. The proposed (DC2) Provision would allow for:

- A mixed-use development containing a range of medical, commercial, and residential uses; with up to 35,000 m2 of non-residential space and 600 residential units;
- Building heights up to 40 meters (approximately 11 storeys) on the northwestern part of the site and up to 26 meters (approximately 7 storeys) on the southeastern part of the site; and
- A mix of surface and underground parking

All comments from civic departments and utility agencies have been addressed.

Public Engagement

Advance Notice was sent to surrounding property owners, the Lakewood Community League, and the Edmonton Federation of Community Leagues on March 26, 2021.

Two responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19811
2. Administration Report