

Charter Bylaw 18536

To allow for a five storey, 50 unit Apartment Housing development, Queen Alexandra

Purpose

Rezoning from RA7 to DC2; located at 10515, 10517, 10521, 10525, and 10529 - 78 Avenue NW, Queen Alexandra.

Readings

Charter Bylaw 18536 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 18536 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on August 17, 2018, and August 25, 2018. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

This application proposes to amend the Zoning Bylaw from the (RA7) Low Rise Apartment Zone and Medium Scale Residential Infill Overlay to a (DC2) Site Specific Development Control Provision. The proposed DC2 Provision would allow for 50 dwellings in a building with a maximum height of 18.5 metres and a maximum Floor Area Ratio of 3.0. A minimum of 20 two-bedroom dwellings, and three Family Oriented Dwellings would be required. Design regulations within the DC2 ensure that the scale and design of the development will respect existing adjacent development types, and the increased height is not out of proportion with the existing RA7 zoning for the area.

Public Consultation

Advance Notice was sent to 111 surrounding property owners and the Central Area Council of Community Leagues, Queen Alexandra Community League, and the Old Strathcona Business Revitalization Zone on January 19, 2018. Two responses were received and are summarized in the attached City Planning report.

Attachments

1. Charter Bylaw 18536
2. City Planning Report