

Charter Bylaw 19767

To allow for medium rise Multi-unit Housing, Garneau

Purpose

Rezoning from RA7 to DC2; located at 10742 - 86 Avenue NW.

Readings

Charter Bylaw 19767 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 19534 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on August 13 & 21, 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 19767 is to change the zoning from the (RA7) Low Rise Apartment Zone to a (DC2) Site Specific Development Control Provision; Lot 10, Block 188, Plan 1922223. The proposed DC Provision Zone would allow for a building with the following characteristics:

- A maximum height of 23.0 metres (approximately 6 storeys);
- A maximum Floor Area Ratio of 3.7;
- Up to 96 residential dwellings; and
- Ground oriented dwellings fronting 86 Avenue and 108 Street.

The proposed rezoning is accompanied by an associated amendment to the Garneau Area Redevelopment Plan (Bylaw 19534).

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 president of the Garneau Community League of Edmonton on January 4, 2021.

From March 22 to April 6, 2021, Administration held an online public engagement session regarding this application.

Feedback from this engagement is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19767
2. Administration Report (attached to Bylaw 19766 - item 3.20)