

# Charter Bylaw 19864

To allow for medium rise and low rise Multi-unit Housing, Prince Rupert

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## Purpose

Rezoning from RF1 to RA8 and RA7; located at 11638, 11642, 11646, 11650, 11654, & 11658 - 111 Avenue NW.

## Readings

Charter Bylaw 19864 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 19864 be considered for third reading."

## Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on August 20 and August 28, 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 19864 is to change the zoning from (RF1) Single Detached Residential Zone to (RA8) Medium Rise Apartment Zone and (RA7) Low Rise Apartment Zone. The proposed RA8 Zone would allow for a 23 metre high (approximately 6 storey) residential building and the RA7 Zone would allow for a 16.0 metre high (approximately 4 storeys) residential building. Both proposed zones allow for limited commercial opportunities at ground level, such as but not limited to, Convenience Retail Stores and Specialty Food Services.

The proposed RA8 Zone meets the desired development intensity as directed by the City Plan along a Primary Corridor (111 Avenue NW) which supports the development of mid rise buildings. The proposed RA7 Zone also provides development intensity along this Primary Corridor, but addresses its adjacent context in a more appropriate manner by providing a more compatible transition in scale to the existing single detached housing which flanks the east side of the proposed RA7 Zone's edge.

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 Prince Rupert Community League and the Queen Mary Park Community League on January 14, 2021. Seven responses were received and are summarized in the attached Administration Report.

Following a change to the application, another Advance Notice was sent out with details of the change on June 30, 2021. One response was received and is also summarized in the attached Administration Report.

### **Attachments**

1. Charter Bylaw 19864
2. Administration Report