

Charter Bylaw 19841

To allow for medium and high rise multi-unit housing, Belvedere

Purpose

Rezoning from DC1 (Direct Development Control Provision) to RA8 (Medium Rise Apartment Zone) and RA9 (High Rise Apartment Zone); located at 403 and 407 Belvedere Gate NW, Belvedere.

Readings

Charter Bylaw 19841 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 19841 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on August 20, 2021, and August 28 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 19841 proposes to amend the Zoning Bylaw from (DC1) Direct Development Control Provision (Belvedere Area C) to (RA8) Medium Rise Apartment Zone and (RA9) High Rise Apartment Zone. The proposed zone will allow the development of medium and high rise multi-unit housing with the opportunity for ground floor commercial uses. The existing five storey, medium-rise housing development along Fort Road will remain within the RA8 Zone that allows up to six storeys of development, while the southeastern portion of the rezoning area would allow for a high-rise tower with a potential for 18 storeys compared to the existing DC1 zoning that allows a high-rise tower of 16 storeys.

The proposed rezoning conforms to the approved Belvedere Station Area Redevelopment Plan and Fort Road Old Town Master Plan, which designate the rezoning area for mixed use commercial and medium to high-density residential development. The proposed rezoning provides for increased housing choices within Belvedere, contributes towards residential densification near an existing LRT station, will utilize land and infrastructure efficiently, and is compatible with the existing and proposed development in the area.

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 Balwin, Belvedere and Hairsine Community Leagues, as well as the Edmonton North District Area Council Area Council, and the Fort Road and Area Business Improvement Area on May 5, 2021. Two responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19841
2. Administration Report