

CHARTER BYLAW 19917

To allow for low rise Multi-unit Housing development, Strathcona

Purpose

Rezoning from RF2 to RA7; located at 9912 – 84 Avenue NW.

Readings

Charter Bylaw 19917 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 19917 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on November 19, 2021 and November 27, 2021. The Bylaw Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 19917 proposes to change the designation of one parcel from (RF2) Low Density Infill Zone to (RA7) Low Rise Apartment Zone. The proposed RA7 Zone would allow for a low rise Multi Unit Housing building (approximately four storeys) with limited commercial opportunities at ground level such as, but not limited to, Child Care Services, Convenience Retail Stores and Specialty Food Services. The stated intent of the applicant is to pursue a residential building, with no commercial uses at ground level.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Community Insights

Advance Notice was sent to surrounding property owners and the president of the Strathcona Centre Community League on May 4, 2021. Two responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19917
2. Administration Report (attached to Bylaw 19916 - Item 3.16)