

CHARTER BYLAW 19926

To allow for low rise Multi-unit Housing, Strathearn

Purpose

Rezoning from RF1 To RA7; located at 8523 - 95 Avenue NW.

Readings

Charter Bylaw 19926 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 19926 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on January 7 and 15, 2022. 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 19926 is to change the zoning of Lot 17 and a portion of Lot 16, Block 2, Plan 6364S, from the (RF1) Single Detached Residential Zone to the (RA7) Low Rise Apartment Zone. The proposed RA7 Zone would allow for a 16 metre high (approximately 4 storey) residential building with limited commercial opportunities at ground level, such as Child Care Services, General Retail Stores and Specialty Food Services.

The scale and uses of the proposed RA7 Zone are generally considered compatible with lower intensity residential forms and specific regulations in the RA7 Zone help ensure this. The proposed RA7 Zone conforms to policy direction for increasing density at key nodes in corridors in both The City Plan and the Transit Oriented Development Guidelines.

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 presidents of the Strathearn and Holyrood Community Leagues as well as the Southeast Area Council of Community Leagues on

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October 19, 2021. Two responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19926
2. Administration Report