

CHARTER BYLAW 19927

To allow for medium rise Multi-unit Housing, Strathearn

Purpose

Rezoning from DC2.1043 to RA8; located at 8606 95 Avenue NW & 9502 86 Street NW.

Readings

Charter Bylaw 19927 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 19927 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on January 7 and January 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 19927 is to change the zoning of two parcels from (DC2.1043) Site Specific Development Control Provisions to the (RA8) Medium Rise Apartment Zone. This would allow for a 23 metre high (approximately six 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 RA8 Zone is generally considered compatible with lower intensity residential forms and specific regulations in the RA8 Zone help ensure this. The proposed RA8 Zone conforms with 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.

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Community Insights

Advance Notice was sent to surrounding property owners and the president of the Strathearn Community League and Southeast Area Council of Community Leagues on June 4, 2021. Thirteen responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19927
2. Administration Report