

CHARTER BYLAW 19942

To allow for low rise Multi-unit Housing, King Edward Park

Purpose

Rezoning from RF3 to RA7; located at 8014, 8018 and 8022 – 75 Street NW.

Readings

Charter Bylaw 19942 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 19942 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on January 21, 2022 and January 29, 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 19942 is to rezone three parcels from (RF3) Small Scale Infill Development Zone to (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 and corridors in The City Plan.

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 King Edward Park Community League on September 29, 2021. Six responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19942
2. Administration Report