

CHARTER BYLAW 20083

To allow for medium rise Multi-unit Housing, West Jasper Place

Purpose

Rezoning from (RA7) Low Rise Apartment Zone to (RA8) Medium Rise Apartment Zone; located at 10041 – 153 Street NW.

Readings

Charter Bylaw 20083 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 20083 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 22, 2022 and April 30, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 20083 will amend the Zoning Bylaw, as it applies to the subject site, from (RA7) Low Rise Apartment Zone to (RA8) Medium Rise Apartment Zone for the purpose of increasing the maximum height from 16.0 m to 23.0 m which will allow for more residential units. This proposal increases density within walking distance to a future LRT stop, the built form is compatible with the surrounding area and it aligns with the goals of the City Plan to intensify Primary Corridors.

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

CHARTER BYLAW 20083

Community Insights

Advance Notice was sent to surrounding property owners and the president of the West Jasper-Sherwood Community League on August 23, 2021. One response was received and is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 20083
2. Administration Report (Attached to Bylaw 20082 - Item 3.12)