

CHARTER BYLAW 20183

To rezone land for low to high density residential, commercial, park and stormwater management facility uses, Malmo Plains.

Purpose

Rezoning from AJ to AP, PU, CB2, RA7 and RA8; located at 101 Michener Park NW and 11731 – 51 Avenue NW.

Readings

Charter Bylaw 20183 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 20183 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on June 17, 2022 and June 25, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of Charter Bylaw 20183 is to change zoning from (AJ) Alternative Jurisdiction Zone to (AP) Public Parks Zone, (PU) Public Utility Zone, (CB2) General Business Zone, (RA7) Low Rise Apartment Zone and (RA8) Medium Rise Apartment Zone. A summary of the proposed zones is provided as follows:

- The purpose of the (AP) Public Parks Zone and (PU) Public Utility Zone is to provide for areas of land for a public park and a stormwater retention facility respectively. These areas are intended to interconnect through a network of public and publicly accessible private lands for pedestrian and active mode pathways.
- A (CB2) General Business Zone portion of the site, located near the northeast corner of 122 Street NW and 48 Avenue NW is intended for the development of commercial businesses to serve the future and current residents of the Malmo Plains and other surrounding communities.
- The proposed use of the (RA7) Low Rise Apartment Zone and (RA8) Mid Rise Apartment Zone will allow for varied residential built form heights ranging from 10 to 23 metres, approximately 2 storeys to 6 storeys.

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- The proposed locations of the RA8 zone are along 51 Avenue NW, 122 Street NW and portions of 48 Avenue NW to allow more intensification residential uses along these major roadways. This application also proposes to include the RA8 portions in the centre of the site fronting 48 Avenue with the Main Streets Overlay to provide the opportunities for mixed use developments with commercial at the ground level that encourages and strengthens the intended pedestrian-oriented character along this roadway.
- The RA7 zone in contrast provides for the transition from the higher built forms of the RA8 to the more sensitive single detached Housing located to the east of the Site. The RA7 zone is predominantly within the eastern and south central areas of the property and would allow for the development of low rise apartments and other residential use forms such as Stacked Row Housing and Row Housing. The current intent of the applicants is to locate Row Housing along the eastern periphery of the site to allow for housing forms that are compatible with the existing Single Detached Housing to the east.

This rezoning application was reviewed concurrently with the owner's *Michener Park Redevelopment Master Plan and Design Guidelines* (The Master Plan), a non-statutory planning document maintained and managed by the property owners highlighting the planning framework for the site's redevelopment. The Master Plan with design guidelines includes policies expected to be followed for the subsequent subdivision and development permit stages of the redevelopment.

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 Malmo Plains, Lansdowne, Lendrum Community Leagues and the Southwest Area Council on January 14, 2022. Four responses were received.

Administration also ran an Engaged Edmonton webpage from April 26, 2022 to May 16, 2022, generating 130 visitors and seven comments. Community feedback has been summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 20183
2. Administration Report