

CHARTER BYLAW 19864

To allow for a mid rise mixed-use building, Prince Rupert

Purpose

Rezoning from RF1 to DC2; located at 11638, 11642, 11646, 11650, 11654, & 11658 - 111 Avenue NW.

Readings

Charter Bylaw 19864 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 19864 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on August 12 and August 20, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Previous Council/Committee Action

At the September 8, 2021, City Council Public Hearing, the following motion was passed:

“That Charter Bylaw 19864, be referred to Administration, to work with the applicant on a Direct Control Provision modeled off the RA8 and RA7 Zones that addresses site access off of the service road off of 111 Avenue, and return to a future City Council Public Hearing.”

Report

The purpose of proposed Charter Bylaw 19864 is to change the zoning of a site from (RF1) Single Detached Residential Zone to (DC2) Site Specific Development Control Provision to allow for a mid rise mixed-use building with the following key characteristics:

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- a maximum height of 23 metres (approximately 6 storeys) with a transition down to 14.5 metres (approximately 4 storeys) along the site's east side;
- a maximum Floor Area Ratio of 2.8;
- a maximum density of 160 units; and
- limited commercial opportunities at ground level.

At the time that this application was previously considered by City Council, the (RA8) Medium Rise Apartment Zone and the (RA7) Low Rise Apartment Zone were being proposed, which would have required vehicular access to be from the rear lane. In response to the motion, the revised application is now using a DC2 Provision to allow for a building that is modeled off the previous RA8 and RA7 Zones with vehicular access from the service road.

The proposed DC2 Provision aligns with the desired development intensity directed by the City Plan along a Primary Corridor (111 Avenue) by allowing for a mid rise mixed-use building. In recognition of the site's surrounding low-scale residential context, with particular consideration for the adjacent single detached house along the site's east side, the proposed building transitions in height through a series of building setbacks, to provide a more sensitive integration with its surroundings.

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 president of the Prince Rupert Community League on February 3, 2022. From April 4 to April 17, 2022, online feedback was collected through the City's Engaged Edmonton webpage. Feedback collected through these methods, including other methods that were used during the course of the application lifecycle, are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19864
2. Administration Report