

CHARTER BYLAW 20223

To allow for a mid-rise mixed use building, Strathcona

Purpose

Rezoning from DC2 to DC2; located at 9854 & 9860 - 90 Avenue NW and 9009 & 9013 - 99 Street NW.

Readings

Charter Bylaw 20223 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 20223 be considered for third reading.”

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on August 26, 2022, and September 3, 2022. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Previous Council Action

At the August 16, 2022, City Council Public Hearing, the following motion was passed:

That Charter Bylaw 20223 be referred back to Administration to remove the restriction of Supportive Housing to Limited Supportive Housing and return to the September 13, 2022, City Council Public Hearing.

Report

The purpose of proposed Charter Bylaw 20223 is to change the zoning from (DC2) Site Specific Development Control Provision to a new (DC2) Site Specific Development Control Provision; Lots 1-4 and a portion of Lot 5, Block 125, Plan I21. The zoning proposes to revise the existing DC2.1135 to increase the number of dwellings from 60 to 65, reduce the required amenity area per dwelling from 15 m² to 8.5 m², and to include minor updates to the site and building design reflected under new DC2 appendices.

Key characteristics of the proposed DC2 provisions include:

- A maximum height of 27.0 m or approximately 8 Storeys (no change proposed)
- A maximum Floor Area Ratio of 3.0 (no change proposed)

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- Up to 65 residential dwellings (previously 60 residential dwellings)
- Ground level commercial frontages along 99 Street and portions of 90 Avenue (no change proposed)
- Site layout and facade updates.

This application is in conformance with the Strathcona Area Redevelopment Plan.

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

Community Insights

A pre-notification and advance notification for the proposed DC2 were sent to surrounding property owners and the presidents of the Strathcona Community League and Central Area Council of Community Leagues on August 11, 2021 and March 9, 2022 respectively. Fifteen (15) responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 20223
2. Administration Report