

## CHARTER BYLAW 20282

### To allow for medium rise multi-unit housing, McKernan

#### Purpose

Rezoning from RF1 to RA8; 11419 - University Avenue NW

#### Readings

Charter Bylaw 20282 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 20282 be considered for third reading.”

#### Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on September 16, 2022 and September 24, 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 20282 is to rezone the subject site from (RF1) Single Detached Residential Zone to (RA8) Medium Rise Apartment Zone which would allow for the development of an approximately 6 storey residential building with limited commercial opportunities at the ground level.

This rezoning aligns with the McKernan-Belgravia Station Area Redevelopment Plan (ARP) which designates this site for up to 6 storeys in height. The proposal also aligns with the goals and policies of the City Plan by allowing for the further intensification of the University-Garneau Major Node which supports mid rise development at this location, as proposed.

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

# **CHARTER BYLAW 20282**

## **Community Insights**

Advance Notice was sent to surrounding property owners and the president of the McKernan Community League on February 4, 2022. Three responses were received and are summarized in the attached Administration Report.

## **Attachments**

1. Charter Bylaw 20282
2. Administration Report