

CHARTER BYLAW 20293

To allow for Transit Oriented Development in the form of medium rise apartments, row housing, and commercial uses, Clareview Town Centre

Purpose

Rezoning from (DC1) Direct Development Control Provision, (DC2) Site Specific Development Control Provision, and (AP) Public Parks Zone to (RA8) Medium Rise Apartment Zone, (RF5) Row Housing Zone, (CB1) Low Intensity Business Zone, and (PU) Public Utility Zone; located at 3903, 4203, & 4223 - 144 Avenue NW, 4810 - 142 Avenue NW, and 345 - Clareview Station Drive NW.

Readings

Charter Bylaw 20293 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 20293 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on October 14, 2022 and October 22, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 20293 proposes to rezone 11.6 hectares adjacent to the Clareview LRT station, from (DC1) Direct Development Control Provision, (DC2) Site Specific Development Control Provision, and (AP) Public Parks Zone to (RA8) Medium Rise Apartment Zone, (RF5) Row Housing Zone, (CB1) Low Intensity Business Zone, and (PU) Public Utility Zone. The proposed rezoning will allow for Transit Oriented Development in the form of medium rise apartments, row housing, and commercial uses immediately north of the LRT station.

This proposed rezoning is associated with an amendment to the Clareview Town Centre Neighbourhood Area Structure Plan (Bylaw 20292).

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

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Community Insights

Advance Notice was sent to surrounding property owners and the presidents of the Steele Heights, Hairsine, and McLeod Community Leagues on August 4, 2022. An Engaged Edmonton webpage was hosted on the City of Edmonton website from August 15, 2022 to September 5, 2022. Seventeen responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 20293
2. Administration Report (Attached to item 3.11 - Bylaw 20292)