

CHARTER BYLAW 20361

To allow for medium rise multi-unit housing, McKernan

Purpose

Rezoning from DC2 to RA8; located at 7915 - 114 Street NW.

Readings

Charter Bylaw 20361 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 20361 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on January 6, 2023, and January 14, 2023. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of Charter Bylaw 20361 is to rezone the subject site from (DC2) Site Specific Development Control Provision 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.

Community Insights

Advance Notice was sent to surrounding property owners and the president of the McKernan Community League on September 20, 2022. No responses were received.

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Attachments

1. Charter Bylaw 20361
2. Administration Report