

## CHARTER BYLAW 20413

### To allow for medium rise multi-unit housing, Britannia Youngstown

#### Purpose

Rezoning from DC2.912 to RA8; located at 10149 - 160 Street NW.

#### Readings

Charter Bylaw 20413 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 20413 be considered for third reading.

#### Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on February 24, 2023, and March 4, 2023. The Bylaw can be passed following third reading.

#### Position of Administration

Administration supports this proposed Charter Bylaw.

#### Report

The purpose of the proposed Charter Bylaw 20413 is to rezone the subject site from the (DC2.912) Site Specific Development Control Provision to (RA8) Medium Rise Apartment Zone to allow for a medium-rise residential building up to 23 metres in height with limited commercial opportunities at ground level. This proposal facilitates density on a corner lot within walking distance to a future LRT stop, the built form is compatible with the surrounding area and it aligns with the goals of The City Plan to intensify Primary Corridors.

This proposed rezoning is associated with a proposed text amendment and amendment to the Figures 6 & 16 of the Jasper Place ARP (Bylaw 20412) which will redesignate the subject property from 'Multi-family housing' to 'Mixed use hubs'.

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

## **CHARTER BYLAW 20413**

### **Community Insights**

Advance Notice was sent to surrounding property owners and the president of the Britannia Youngstown Community League on November 23, 2022. Two responses were received and are summarised in the attached Administration Report.

### **Attachments**

1. Charter Bylaw 20413
2. Administration Report (attached to item 3.12 - Bylaw 20412)