

CHARTER BYLAW 20440

To allow for a transit oriented, mixed use, mid-rise residential building, McKernan

Purpose

Rezoning from RF3 to DC2; located at 11414, 11416, 11426, 11428 and 11430 - 76 Avenue NW.

Readings

Charter Bylaw 20440 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 20440 be considered for third reading.

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 6 , 2023, and April 15, 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 20440 is to change zoning from (RF3) Small Scale Infill Development Zone to (DC2) Site Specific Development Control Provision. The proposed DC2 would allow for the development of a mid-rise apartment with commercial uses at the ground level and the following characteristics:

- A maximum height of 20.0 meters (approximately 6 storeys);
- Up to 113 residential dwellings;
- A maximum floor area ratio of 3.6;
- Commercial uses and live-work units at ground level;
- On-site underground parking accessed from the rear lane; and
- Public Improvements and contributions

The application includes Bylaw 20439 which proposes to amend the McKernan-Belgravia Station Area Redevelopment Plan (ARP) to align with the proposed rezoning and allow for an increase in building height. Currently the ARP identifies this site for mixed use residential and commercial uses at the ground level with up to a maximum of 4 storeys.

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

CHARTER BYLAW 20440

Community Insights

On August 18, 2021, a notice of the proposed land use changes was mailed out to surrounding property owners of the site, the presidents of the Mckernan and Belgravia Community Leagues, and the president of the Central Area Council of Community Leagues advising them of the proposed rezoning of the site from (RF3) Small Scale Infill Development Zone with the Mature Neighbourhood Overlay to (RA8) Medium Rise Apartment Zone with associated Area Redevelopment Plan Amendments.

On January 26, 2022, the applicant sent out a Pre-Application Notification to surrounding property owners and the presidents of the Mckernan and Belgravia Community Leagues, and the president of the Central Area Council of Community Leagues to provide an update on the status of the rezoning application and to solicit initial feedback on a revised proposal for a Direct Control Provision to construct a mid-rise residential building. The revision also increases the site area to include 11430 76 Avenue NW and overall intended to better address public feedback received during the review of the initial proposal for RA8 zoning.

On April 22, 2021, a second notification was mailed out to surrounding property owners of the site, the presidents of the Mckernan and Belgravia Community Leagues, and the president of the Central Area Council of Community Leagues advising them of the revised proposal for a mid-rise building with opportunities for commercial uses and associated plan amendments.

On December 12, 2022, Administration launched an Engaged Edmonton webpage to collect feedback on the proposed rezoning and plan amendments until January 15, 2023.

The feedback received throughout the review of the application is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 20440
2. Administration Report (attached to item 3.20 - Bylaw 20439)