

CHARTER BYLAW 20456

To allow for medium rise multi-unit housing, Strathearn

Purpose

Rezoning from RF1 to RA8; located at 8502 - 92 Avenue & 9206 - 85 Street NW.

Readings

Charter Bylaw 20456 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 20456 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 Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of the proposed Charter Bylaw 20456 is to rezone the subject sites from the (RF1) Single Detached Residential Zone 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 LRT stop, and it aligns with the goals of The City Plan to intensify secondary corridors.

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

Community Insights

A notice of the proposed land use changes was mailed to surrounding property owners and the president of the Strathearn Community League on December 28, 2022. Four responses were received and are summarised in the attached Administration Report.

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Attachments

1. Charter Bylaw 20456
2. Administration Report