

CHARTER BYLAW 20483

To allow for medium rise multi-unit housing with ground level commercial opportunities, Strathcona

Purpose

Rezoning from DC2.1093 to RA8; located at 8305 - 99 Street NW.

Readings

Charter Bylaw 20483 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 20483 be considered for third reading.

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 28, 2023, and May 6, 2023. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 20483 proposes to rezone a site in the Strathcona neighbourhood from a (DC2.1093) Site Specific Development Control Provision to the (RA8) Medium Rise Apartment Zone to allow for the development of a medium rise residential building with ground level commercial opportunities. The proposed rezoning conforms with The City Plan direction for primary and secondary corridors by allowing for a mid-rise building which would contribute to residential intensification near the intersection of two corridors (99 Street NW and 82 Avenue NW).

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 Strathcona Community League on December 13, 2022. One response was received and is summarized in the attached Administration Report.

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Attachments

1. Charter Bylaw 20483
2. Administration Report