

CHARTER BYLAW 20506

To extend a “sunset clause” regulation, Queen Alexandra

Purpose

Rezoning from DC2 to DC2; located at 10440 - 80 Avenue NW and 10455 - 81 Avenue NW

Readings

Charter Bylaw 20506 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 20506 be considered for third reading.

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on May 26, 2023, and June 3, 2023. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of proposed Charter Bylaw 20506 is to change the zoning from an existing (DC2.1077) Site Specific Development Control Provision to a revised (DC2) Site Specific Development Control Provision. The change is to extend a regulation which currently restricts construction from starting after August 26, 2022. Though redevelopment of this site has not yet begun, the applicant still intends to build, and is requesting this deadline be extended. If approved, the new deadline to begin construction would be 3 years from the new date of zoning approval. Other administrative updates are also proposed including Open Option Parking and changes to defined uses and terms to align with the Zoning Bylaw. Apart from the above, the scale, built form and design of the development remains the same; a mixed use development with three towers and up to 495 new dwellings.

This proposal aligns with the goals and policies of The City Plan and the Strathcona Area Redevelopment Plan.

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

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Community Insights

A pre-application notice from the applicant was mailed to surrounding property owners and the presidents of the Queen Alexandra Community League and Central Area Council of Community Leagues as well as the Old Strathcona Business Association on March 6, 2023. As reported by the applicant, no responses were received.

A notice of the proposed land use changes from City Administration was mailed to the same recipients on April 14, 2023. No responses were received.

Attachments

1. Charter Bylaw 20506
2. Administration Report