

CHARTER BYLAW 20515

To allow for a mid and high rise building with a public plaza and limited commercial uses, Ritchie

Purpose

Rezoning from RA7 and DC2.940 to DC2; located at 9903, 9905, 9907 & 9919 - 80 Avenue NW.

Readings

Charter Bylaw 20515 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 20515 be considered for third reading.

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on June 9, 2023, and June 17, 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 20515 is to change the zoning from the (RA7) Low Rise Apartment Zone and a (DC2.940) Site Specific Development Control Provision to a new (DC2) Site Specific Development Control Provision. The proposed DC2 Provision would allow for a development with the following characteristics:

- Two buildings, separated by a public open space/plaza area
- Maximum building heights:
 - East tower building (at 99 Street NW corner) - 65 metres (approximately 19 storeys)
 - West building - 23 metres (approximately 6 storeys)
- A maximum floor area ratio (FAR) of 5.5
- Up to 230 new residential dwellings, at least 70 of which would have 2 or more bedrooms and 9 would have 3 bedrooms or more
- Up to 350 square metres of commercial floor area in the east building
- A maximum tower floor plate of 675 square metres for the east tower building

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This application also includes an amendment to the Strathcona Area Redevelopment Plan (Bylaw 20514) to amend three objectives, two policies and one map to facilitate the proposed rezoning.

This proposal aligns with the goals and policies of The City Plan by increasing development intensity near an intersection of two key corridors that are well served by transit. The proposed DC2 Provision ensures a high quality site and building design that also provides publicly accessible open space for current and new residents.

Community Insights

Prior to the application being submitted, the applicant carried out required pre-application consultation by sending out a letter to surrounding property owners and the president of the Ritchie Community League on September 14, 2021. As reported by the applicant, they received 12 responses.

Upon Administration receiving the application, a notice of the proposed land use changes was mailed to the same recipients as well as the Old Strathcona Business Association on May 5, 2022. 16 responses were received.

From April 17 - 30, 2023, online feedback was collected through the City's Engaged Edmonton webpage. The page was visited by 291 people, 19 of whom either asked questions or left comments.

Feedback received through the above is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 20515
2. Administration Report (attached to Bylaw 20514 - item 3.11)