

CHARTER BYLAW 20536

To allow medium rise multi-unit housing, Highlands

Purpose

Rezoning from RA7 to RA8; located at Units 101 to 104, 201 to 204, and 301 to 304, 5607- 118 Avenue NW, and Units 101 to 104, 201 to 204, and 301 to 304, 5615 - 118 Avenue NW

Readings

Charter Bylaw 20536 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 20536 be considered for third reading.

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on June 23, 2023, and June 30, 2023. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 20536 proposes to rezone two sites in the Highlands neighbourhood from the (RA7) Low Rise Apartment Zone 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 corridors by allowing for a mid-rise building which would contribute to residential intensification in a primary corridor.

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, the president of the Highlands Community League, and the president of the Newton Community League

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on March 28, 2023. Seven responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 20536
2. Administration Report