

CHARTER BYLAW 20540

To allow for low rise multi unit housing, Queen Alexandra

Purpose

Rezoning from RF6 and DC2 to RA7; located at 10737, 10735, 10731, 10727 & 10721 - 78 Avenue NW and 7726 - 107 Street NW.

Readings

Charter Bylaw 20540 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 20540 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

The purpose of Charter Bylaw 20540 is to rezone a site within the Queen Alexandra neighborhood from the (RF6) Medium Density Multiple Family Zone and a (DC2) Site Specific Development Control Provision to the (RA7) Low Rise Apartment Zone to allow for low rise residential development with limited commercial opportunities on the ground floor.

Overall, the proposed RA7 Zone is a relatively minor change from the existing zoning. Both the RF6 Zone and DC2.693 allow for residential development that is considered to be within the 'low rise' height threshold (approximately 3 - 4 storeys). As such, the application generally aligns with the objectives of the Garneau ARP for this area by allowing for development that maintains the general low-rise scale of the area and encourages development that is family-oriented. The application also meets the intent of The City Plan by allowing for low rise development within convergence of two Secondary Corridors (109 Street NW and 76 Avenue NW).

CHARTER BYLAW 20540

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 sent to surrounding property owners and the presidents of the Queen Alexandra and Garneau Community Leagues on March 8, 2023. Four responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 20540
2. Administration Report (attached to item 3.20 - Bylaw 20539)