

Charter Bylaw 19378

To allow for high rise residential development, Empire Park

Purpose

Rezoning from RA7 (Low Rise Apartment Zone) to RA9 (High Rise Apartment Zone); located at 187 and 401 – Southridge NW.

Readings

Charter Bylaw 19378 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 19378 be considered for third reading.”

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on July 31, 2020 and August 8, 2020. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 19378 proposed to change the zoning from the (RA7) Low Rise Apartment Zone to the (RA9) High Rise Apartment zone. The purpose of the proposed (RA9) High Rise Apartment Zone is to allow for a multi-unit housing redevelopment that contains high rise residential buildings. Based on the size of this site, this zone would allow for buildings with the following characteristics:

- A maximum height of 60.0 m (approximately 20 storeys);
- A maximum floor area ratio of 4.3; and
- Up to 1045 residential dwellings.

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

Public Engagement

Advance Notice was sent to surrounding property owners and the president of the Empire Park Community League on February 20, 2020. Four responses were received and are summarized in the attached Administration Report.

Attachments

- Charter Bylaw 19378
- Administration Report