

Charter Bylaw 19306

To allow for a mid-rise residential building, Boyle Street

Purpose

Rezoning from RA7 to DC2; located at 10434 & 10438 – 91 Street NW.

Readings

Charter Bylaw 19306 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 19306 be considered for third reading.”

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on June 5, 2020, June 13, 2020, and June 16, 2020. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 19306 proposes to rezone land from (RA7) Low Rise Apartment Zone to a (DC2) Site Specific Development Control Provision. The proposed DC2 Provision provides the opportunity for a six storey multi-unit residential building and reductions in required on-site parking on a site 80 metres from Jasper Avenue which provides frequent transit service.

This site is suitable for the proposed development allowed by the DC2 Provision as it is appropriately situated between land zoned as (RA7) Low Rise Apartment and (RA9) High Rise Apartment Zone. Proposed reductions in on-site parking are mitigated through a “subsidized transit pass program” whereby the landowner is required to provide subsidized transit passes for up to three years for units which do not have an associated parking stall.

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

Public Engagement

On December 4, 2018, the applicant sent out pre-application notification letters to surrounding property owners as well as the president of the Boyle Street Community League

November 21, 2019, Administration sent advance notice to surrounding property owners as well as the president of the Boyle Street Community League

On December 10, 2019, Administration held a public engagement drop-in session regarding this application.

Feedback from open houses and responses to notices are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19306
2. Administration Report (attached to Bylaw 19305 -Item 3.18)