

Charter Bylaw 19291

To Allow for Medium Rise Multi-unit Housing, McKernan

Purpose

Rezoning from RF1 to RA8; located at 11455, 11461 and a portion of 11459 - University Avenue NW.

Readings

Charter Bylaw 19291 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 19291 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on April 24, 2020, May 2, 2020 and May 5, 2020. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

This application proposes to rezone land at the corner of University Avenue NW and 115 Street NW to the (RA8) Medium Rise Apartment Zone. The RA8 Zone would allow for a 23 metre high (approximately 6 storey) residential building with limited commercial uses, such as Child Care Services, General Retail Stores and Specialty Food Services, at ground level. In order to ensure driveways are not connected to University Avenue, which is designated in the McKernan-Belgravia Station Area Redevelopment Plan as a future 'greenway', a Restrictive Covenant has been applied to properties which front the Avenue preventing any vehicular access to and from that road. The proposed RA8 Zone conforms with the McKernan-Belgravia Station Area Redevelopment Plan, which designates this block for six storey residential development.

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

Public Engagement

Advance notice was sent to surrounding property owners and the presidents of the Belgravia Community League, McKernan District Community League, Windsor Park Community League, and the Central Area Council of Community Leagues on January 17, 2020. Two responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19291
2. Administration Report