

# Charter Bylaw 19188

To allow for an addition to an existing low rise apartment building, Queen Alexandra

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## Purpose

Rezoning from RF3 to DC2; located at 7505 - 106 Street NW.

## Readings

Charter Bylaw 19188 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 19188 be considered for third reading."

## Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on February 21, 2020, and February 29, 2020. The Charter Bylaw can be passed following third reading.

## Position of Administration

Administration supports this proposed Charter Bylaw.

## Report

The purpose of proposed Charter Bylaw 19188 is to change the zoning from the (RF3) Small Scale Infill Development Zone with the Mature Neighbourhood Overlay to a (DC2) Site Specific Development Control Provision. The proposed DC2 Provision would allow for an addition to the rear of the existing apartment building that would add 3 dwellings to the site for a total of 7. The height and setbacks of the addition are proposed to follow the Mature Neighbourhood Overlay, with the exception of the rear setback which would be reduced from 18.9 metres to 13.0 metres to accommodate the building expansion.

## Public Engagement

Advance notice was sent to surrounding property owners and the presidents of the Queen Alexandra Community League and the Central Area Council of Community Leagues on April 14, 2019. Three responses were received and are summarized in the attached Administration Report.

## Attachments

1. Charter Bylaw 19188
2. Administration Report