

Charter Bylaw 19135

To allow for a mid rise, mixed use development, Rossdale

Purpose

Rezoning from RF5 & DC1 to DC1 & DC2; for land generally located north of 97 Avenue NW, east of 101 Street NW, and south of Rossdale Road NW.

Readings

Charter Bylaw 19135 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 19135 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on January 17, 2020, and January 25, 2020. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 19135 proposes to rezone land from the DC1 (Area 1) Rossdale Brewery Area Direct Control District and the (RF5) Row Housing Zone to a new (DC1) Direct Development Control Provision and a (DC2) Site Specific Development Control Provision. The proposed DC2 Provision would apply to 10075 - 98 Avenue NW and the portion of lane proposed closed by Bylaw 19134 and would allow for a mid rise apartment building and a row housing building with the following characteristics:

- A maximum height of 35 metres (approximately 10 storeys) for the apartment building and 14 meters (approximately 3 storeys) for the row housing building;
- a maximum Floor Area ratio of 4.0
- up to 118 residential dwellings including 11 row housing dwellings fronting 101 Street NW
- potential ground floor commercial uses fronting onto 98 Avenue NW for the mid rise apartment building

The proposed DC1 Provision for the remainder of the rezoning area is the same as the existing one but with administrative updates only, including changing the boundary to exclude the proposed DC2 site.

An associated Road Closure (Bylaw 19134) and an amendment to the Rossdale Area

Redevelopment Plan (Bylaw 19133) is also proposed to facilitate the rezoning.

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

Public Engagement

On October 30, 2018, the applicant sent pre-notification letters to surrounding property owners as well as the president of the Rossdale Community League.

On November 20, 2018, the applicant held a pre-application public open house to provide information on the development proposal and collect feedback on the application.

On March 19, 2019, Administration sent an advance notice to surrounding property owners and the president of the Rossdale Community League. One response was received.

On October 9, 2019, the applicant held a public open house to provide information on changes to the development proposal and collect feedback on the application.

A summary of the comments and concerns received in response to the public engagement is provided in the attached Administration report.

Attachments

1. Charter Bylaw 19135
2. Administration Report (attached to Bylaw 19133 – Item 3.8)