

# Charter Bylaw 19415

To allow for a mixed-use residential and neighbourhood commercial development, Hazeldean

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## Purpose

Rezoning from DC2.826 to RF5, RA7, RA8 and CNC located at 6610 & 6610C - 94 Street NW, 6615 & 6705 - 96 Street NW and 9425, 9430, 9435, 9436, 9443 & 9444 - 67 Avenue NW.

## Readings

Charter Bylaw 19415 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 19415 be considered for third reading."

## Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on September 4, 2020, and September 12, 2020. The Charter Bylaw can be passed following third reading.

## Position of Administration

Administration supports this proposed Charter Bylaw.

## Report

Charter Bylaw 19415 proposes to rezone the subject sites from (DC2.826) Site Specific Development Control Provision to the (RF5) Row Housing Zone with the Mature Neighbourhood Overlay, (RA7) Low Rise Apartment Zone, (RA8) Medium Rise Apartment Zone and (CNC) Neighbourhood Convenience Commercial Zone. These zones would allow for row housing, 4 and 6 storey residential buildings and small scale commercial development. The stated intent of the applicant is to develop a multigenerational community with mature adult/supportive care buildings, family-oriented row housing, and neighbourhood-oriented commercial development.

Administration supports the proposed rezoning.

## Public Engagement

Advance Notice was sent to surrounding property owners and the Hazeldean Community League on November 28, 2019. Three responses were received and are summarized in the attached Administration Report.

## Attachments

1. Charter Bylaw 19415
2. Administration Report