

Charter Bylaw 19424

To allow for a mid-rise mixed use building, Strathcona

Purpose

Rezoning from RA8 to DC2; located at 9009 and 9013 - 99 Street NW and 9854 and 9860 - 90 Avenue NW.

Readings

Charter Bylaw 19424 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 19424 be considered for third reading.”

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on October 2 and 10, 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 19424 is to change the zoning from the (RA8) Medium Rise Apartment Zone to a (DC2) Site Specific Development Control Provision; Lots 1-4 and a portion of Lot 5, Block 125, Plan I21. The proposed DC2 Provision would allow for a mid-rise building with the following characteristics:

- A maximum of 27 metres in height (approximately 7 storeys) with an enclosed rooftop amenity area extending up to 30 metres;
- A maximum floor area ratio of 3.1;
- Up to 750 m² of commercial space at ground level with up to 60 residential dwellings above; and
- Underground and surface parking accessed from the lane.

An amendment to the Strathcona Area Redevelopment Plan (Bylaw 19423) is also proposed to rename the “High Rise Apartment Area” of the plan the “Mid/High Rise Apartment Area” and redesignate this site from being in the “Walk Up Apartment Area” to being in the “Mid/High Rise Apartment Area”.

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

Public Engagement

The applicant sent out a Pre-Application Notification to surrounding property owners and the presidents of the Strathcona Community League and Central Area Council of Community Leagues on August 27, 2018.

Advance Notice was sent to surrounding property owners and the presidents of the Strathcona Community League and Central Area Council of Community Leagues on November 23, 2018.

After the area of rezoning was reduced by one property, a notification of the change, combined with an invitation to a Public Engagement Session was sent out to the same recipients on December 16, 2019.

A Public Engagement Session was held on January 15, 2020.

Over 60 people have provided feedback to the City about this proposal. This feedback is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19424
2. Administration Report (Attached to Bylaw 19423 item 3.16)