

Charter Bylaw 19504

To allow for medium rise Multi-unit Housing, McArthur Industrial

Purpose

Rezoning from (AJ) Alternative Jurisdiction Zone to (RA8) Medium Rise Apartment Zone; located at 14125 - 137 Avenue NW, McArthur Industrial.

Readings

Charter Bylaw 19504 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 19504 be considered for third reading.”

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on November 20, 2020, and November 28, 2020. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 19504 proposes to rezone the subject site from (AJ) Alternative Jurisdiction Zone to (RA8) Medium Rise Apartment Zone.

The proposed RA8 Zone is compatible with the adjacent green space and nearby apartment buildings and commercial shopping centres. It is anticipated that design features of the development will minimize the impacts of the adjacent rail line and arterial roadway on future residents. The proposed rezoning will increase residential housing opportunities within walking distance of a linear park and commercial facilities.

The proposed medium density land use would allow for higher density within the neighbourhood and would be complementary to existing land uses.

There is no neighbourhood plan in effect for this area.

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

Public Engagement

Advance Notice was sent to surrounding property owners and the Edmonton Area Council One Society Area Council, the Castle Downs Recreation Society Area Council, the Cumberland/Oxford & The Wellington Park Community Leagues on July 16, 2020. One response was received and is summarized in the attached report.

Attachments

1. Charter Bylaw 19504
2. Administration Report