

## Charter Bylaw 18870

To allow for a low rise Multi-Unit Housing development and to allow for the continuation of an existing drainage facility, King Edward Park & Mill Creek Ravine South

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### **Purpose**

Rezoning from A to RA7 and PU; located at 8120 - 93 Street NW

### **Readings**

Charter Bylaw 18870 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 18870 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**

This application proposes to rezone a portion of the Millcreek Ravine South land from (A) Metropolitan Recreations Zone to (PU) Public Utility Zone and (RA7) Low Rise Apartment Zone. The existing drainage facility will remain within the Millcreek Ravine South area and the future RA7 medium density residential development will be added to the edge of the King Edward Park neighbourhood. The proposed RA7 site is located on a prominent corner of 82 Avenue NW, an arterial roadway and 93 Street NW, a local roadway.

An associated amendment to the North Saskatchewan River Valley Area Redevelopment Plan (ARP)(Bylaw 18869) is proposed in support of the rezoning. The proposed amendment allows for the continuation of an existing drainage facility within the boundary of the ARP and removes the developable upland portion of the site from the ARP boundary. The boundary amendment allows for continued opportunity for active and passive recreational space within the Mill Creek Ravine South area and is compatible with surrounding commercial and residential developments.

Comments from civic departments and utility agencies have been addressed.

### **Public Engagement**

On January 16, 2019 and July 28, 2020, administration sent out an advance notices to surrounding property owners and the presidents of the Argyll, Bonnie Doon, King Edward Park, Ritchie, Strathcona and the Avonmore Community Leagues as well as the president of the Central Area Council of Community Area Council and the Edmonton Federation of Community Leagues. Two and seven responses were received respectively.

Due to public health precautions related to COVID-19, an in-person Public Engagement Session was not held for this application. Instead, from August 26, 2020 to September 22, 2020, online feedback was collected through the City's Engaged Edmonton webpage. This page was visited by 69 people, 16 of whom provided comments.

Feedback received from the above is summarized in the attached Administration Report.

### **Attachments**

1. Charter Bylaw 18870
2. Administration Report (Attached to Bylaw 18869 item 3.6)