

Charter Bylaw 19500

To allow for an increase in the maximum number of units in a medium rise residential building, Queen Mary Park

Purpose

Rezoning from (DC2.1115) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision; located at 11009 & 11015 109A Avenue NW, Queen Mary Park.

Readings

Charter Bylaw 19500 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 19500 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was 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 19500 proposes to rezone the northern portion of two lots from (DC2.1115) Site Specific Development Control Provision to an updated (DC2) Site Specific Development Control Provision to allow for an increase in the maximum number of units in a medium rise residential building from 115 to 125. The application will also remove requirements for on-site parking spaces, in line with the Open Option Parking changes to the Edmonton Zoning Bylaw, which were approved at the June 23, 2020 City Council Public Hearing. If parking is provided, the DC2 Provision will require that it is provided underground.

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 Queen Mary Park Community League on September 17, 2020. One response was received and is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19500
2. Administration Report