

Charter Bylaw 19501

To allow for medium rise Multi-Unit Housing, Terrace Heights

Purpose

Rezoning from (A) Metropolitan Recreation Zone and (CSC) Shopping Centre Zone to (RA8) Medium Rise Apartment Zone; located at 6503 - 101 Avenue NW.

Readings

Charter Bylaw 19501 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 19501 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on November 20 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 19501 proposes to amend the Zoning Bylaw from (A) Metropolitan Recreation Zone and (CSC) Shopping Centre Zone to (RA8) Medium Rise Apartment Zone.

If approved, the proposed zone will allow for a 23 metre high residential building (approximately 6 storeys) with limited commercial opportunities at ground level.

The applicant’s intent is to develop a 5-storey residential building with 40 dwelling units for supportive housing.

The proposed RA8 Zone is compatible with the adjacent apartment buildings, commercial shopping centres, green space and community services. The proposed rezoning will increase residential housing opportunities within walking distance of commercial, park, community and transit facilities.

There is no neighbourhood plan in effect for this area. Due to the site's proximity to the Capilano Transit Centre, the Transit Oriented Development (TOD) Guidelines apply. The TOD Guidelines classify the Capilano Transit Centre as a "Neighbourhood Station Area Type". The proposed RA8 Zone meets the minimum residential density targets of the "Neighbourhood Station Area Type".

The proposed rezoning site is located outside the boundaries of the 101 Avenue Corridor Study, however, the proposal is consistent with and supportive of the objectives of the study which encourages intensification and inclusive city-building.

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 Forest/Terrace Heights Community League, South East Community Leagues Association Area Council, and Ottewell Community League on July 17, 2020. Notice of online engagement was sent to an expanded number of recipients on August 26, 2020. Four (4) responses were received to the advance notice and 17 responses were received through the online engagement platform. Responses are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19501
2. Administration Report