

Charter Bylaw 18773

To allow for high density residential development near a future LRT station, Desrochers

Purpose

Rezoning from RA7 and DC1 to RA8, RF5, and DC1; located at 3304 - 127 Street SW and 803 & 835 Daniels Way SW.

Readings

Charter Bylaw 18773 is ready for two readings after the public hearing has been held.

A Ministerial Order requires the associated proposed statutory plan amendment be referred to the Edmonton Metropolitan Region Board (EMRB) prior to returning to City Council for third and final reading, as elaborated on in the attached Council report. The application including the proposed rezoning and NASP and SCDB amendments will be referred to the EMRB following closure of the public hearing and receiving two readings of the NASP amendment and rezoning by Council.

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal, on April 12, 2019, and April 20, 2019. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 18773 proposes to rezone the subject lands from (RA7) Low-Rise Apartment Zone and (DC1) Direct Development Control Provision to (RA8) Medium-Rise Apartment Zone, (RF5) Row Housing Zone, and (DC1) Direct Development Control Provision. The proposed RA8 zoning would allow for the development of apartment housing up to 23 m tall, with additional stepback and setback requirements for taller heights. The DC1 and RF5 rezonings are minor adjustment of zoning boundaries to match existing property lines.

All comments from affected civic departments and utility agencies have been addressed.

An associated plan amendment to amend the Desrochers Neighbourhood Area

Structure Plan to reflect the proposed rezoning (Bylaw 18772), and a resolution to amend the Heritage Valley Servicing Concept Design Brief, are proposed to proceed concurrently with this Bylaw..

Public Engagement

An advance notice was sent to surrounding property owners and the Heritage Point Community League, on December 18, 2018. One response was received, and is elaborated on in the attached council report.

Attachments

1. Charter Bylaw 18773
2. City Planning Report (Attached to the Amendment - item 3.3)