

# Charter Bylaw 19600

To allow for a mixed use mid-rise building, Strathcona

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## Purpose

Rezoning from DC2 to a new DC2; located at 8904 - 99 Street NW.

## Readings

Charter Bylaw 19600 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 19600 be considered for third reading.”

## Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on March 19 and 27, 2021. The Charter Bylaw can be passed following third reading.

## Position of Administration

Administration supports this proposed Charter Bylaw.

## Report

The purpose of proposed Charter Bylaw 19600 is to change the zoning from (DC2.993) Site Specific Development Control Provision to a new (DC2) Site Specific Development Control Provision; Lot 29, Block 122, Plan 1822016. The proposed DC2 Provision would allow for a mixed use mid-rise building with the following characteristics:

- A maximum height of 34.0 m (approximately 8 - 10 storeys);
- A maximum floor area ratio of 6.0;
- Between 400 and 650 square metres of commercial space at ground level; and
- Up to 190 residential dwellings, with at least 25% having two bedrooms and 8 having three bedrooms.

An amendment to the Strathcona Area Redevelopment Plan (Bylaw 19599) is also proposed to facilitate this rezoning.

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

### **Public Engagement**

The applicant sent out a Pre-Application Notification to surrounding property owners and the presidents of the Strathcona Community League and the Central Area Council of Community Leagues on August 6, 2020.

Advance Notice, combined with an invitation to participate in an online engagement opportunity, was sent to surrounding property owners and the presidents of the Strathcona Community League and the Central Area Council of Community Leagues on November 25, 2020. One email was received outside of the online engagement opportunity.

Due to public health precautions related to COVID-19, an in-person Public Engagement Session was not held for this proposal. Instead, between November 30 and December 21, 2020, online feedback was collected through the City's Engaged Edmonton webpage. The page was visited by 390 people, 11 of whom either asked questions or left comments.

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

### **Attachments**

1. Charter Bylaw 19600
2. Administration Report (Attached to Bylaw 19599 - item 3.11)