

Charter Bylaw 19651

To allow for low rise multi-unit housing, Woodcroft

Purpose

Rezoning from RF1 and RF3 to RA7; located at 13512 and 13530 - 115 Avenue NW.

Readings

Charter Bylaw 19651 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 19651 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 1, 2021 and April 10, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

This land use amendment application was submitted by Situate Inc. on October 27, 2020 on behalf of landowner Stoneriver Developments Ltd. This application proposes to change the designation of two parcels from (RF1) Single Detached Residential Zone and (RF3) Small Scale Infill Development Zone to (RA7) Low Rise Apartment Zone to allow for:

- a multi-unit residential development with a maximum building height of 14.5-16.0 metres (an increase from the current maximum of 8.9 metres);
- a maximum building floor area of approximately 3,910 square metres, based on a floor area ratio (FAR) of 2.5.

This proposal is in alignment with the applicable policies of CityPlan (MDP) to accommodate all future growth for an additional 1.25 million population within Edmonton's existing boundaries. To do this, 50% of all new residential units are intended to be created at infill locations, focusing on key nodes and corridors. There is no local area plan for this area of the City.

Public Engagement

On November 9, 2020, administration sent an advance notice to surrounding property owners and the Woodcroft Community League. Six responses were received.

Due to public health precautions related to COVID-19, an in-person Public Engagement Session was not held for this application. Instead, from January 18 to January 31, 2021, online feedback was collected through the City's Engaged Edmonton webpage. This page was visited by 543 people, and 79 comments were received.

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

Attachments

1. Charter Bylaw 19651
2. Administration Report