

Charter Bylaw 19598

To allow for medium rise multi-unit housing, Strathcona

Purpose

Rezoning from RF5 and RA7 to RA8; located at 10119 - 85 Avenue NW.

Readings

Charter Bylaw 19598 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 19598 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 B&A Planning Group on October 14, 2020 on behalf of Rohit Communities. This application proposes to change the designation of two parcels from (RF5) Row Housing Zone and (RA7) Low Rise Apartment Zone to (RA8) Medium Rise Apartment Zone to allow for:

- a multi-unit residential building with a maximum height of 23 metres (an increase from the current maximum of 16 metres in the RA7 zone and 10 metres in the RF5 zone);
- a maximum building floor area of approximately 12,956 square metres, based on a floor area ratio (FAR) of 3.3.

This proposal is in alignment with the CityPlan (MDP) by aligning with the goals and policies 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.

An associated application has been made to amend policies in the Strathcona Area Redevelopment Plan that place limits on rezonings to medium density in the Plan's Mixed Low And Medium Density Residential Area, and limit building height on the subject site (Bylaw 19597).

Public Engagement

On November 2, 2020, administration sent out an advance notices to surrounding property owners, the Edmonton Federation of Community Leagues, the Central Area Council of Community Area Council, and the Strathcona Community League. No 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 November 23 to December 7, 2020, online feedback was collected through the City's Engaged Edmonton webpage. This page was visited by 189 people, and 13 comments were received.

Feedback received from the above is summarized in the attached Administration Report attached to Bylaw 19597.

Attachments

1. Charter Bylaw 19598
2. Administration Report (Attached to Bylaw 19597 - item 3.20)