

Charter Bylaw 19535

To allow for medium rise Multi-unit Housing, Strathcona

Purpose

Rezoning from RA7 to RA8; located at 8515, 8521 & 8523 - 106A Street NW.

Readings

Charter Bylaw 19535 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 19534 be considered for third reading."

Advertising and Signing

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

Position of Administration

Administration supports this proposed Charter Bylaw.

Previous Council Action

At the January 26, 2021, City Council Public Hearing, the following motion was passed:

That Bylaw 19534 and Charter Bylaw 19535 be referred to Administration to incorporate amendments to Schedules within The Garneau Area Redevelopment Plan with appropriate engagement and return to a future City Council Public Hearing.

Report

The purpose of proposed Charter Bylaw 19534 is to change the zoning from the (RA7) Low Rise Apartment Zone to the (RA8) Medium Rise Apartment Zone; Lot 24, 25 & 26, Blk C, Plan I12. The proposed RA8 Zone would allow for a 23 metre high (approximately 6 storey) residential building with limited commercial opportunities at ground level, such as Health Services, Convenience Retail Stores and Specialty Food Services.

The proposed rezoning is accompanied by an associated amendment to the Garneau Area Redevelopment Plan (Bylaw 19534).

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 president of the Strathcona Centre Community League and the Garneau Community League of Edmonton on May 4, 2020.

From February 15 to March 1, 2021, Administration held an online public engagement session regarding this application.

Feedback from this engagement is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19535
2. Administration Report (Attached to Bylaw 19534 - item 3.22)