

Charter Bylaw 19711

To allow for low rise multi-unit housing, McQueen

Purpose

Rezoning from US to RA7; located at 14311 - McQueen Road NW.

Readings

Charter Bylaw 19711 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 19711 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 30, 2021 and May 8, 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 N. Scott Seibel on December 17, 2020 on behalf of Oak Point Developments Ltd. This application proposes to change the designation of three parcels from (US) Urban Service 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 10.0 metres);
- a maximum building floor area of approximately 13,775 square metres, based on a floor area ratio (FAR) of 2.5.

The existing building on this site is a purpose-built two-storey multi-unit housing structure which was constructed in 1979 at which time the site was zoned (RA7) Low Rise Apartment Zone. City records indicate that the property was rezoned to (US) in the 1980s. The proposed rezoning would allow a larger building than currently exists on the site. However, the site is considered suitable for a low rise apartment building.

This proposal is in alignment with the The City Plan by aligning with the goals and policies to accommodate all future growth for an additional 1 million people within Edmonton's existing boundaries. To do this, 50% of all new residential units are intended to be created at infill locations.

Public Engagement

Advance Notice was sent to surrounding property owners, the Grovenor Community League, and the McQueen Community League on January 14, 2021. Two responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19711
2. Administration Report