

Charter Bylaw 19746

To allow for small scale multi-unit housing, North Glenora

Purpose

Rezoning from (RF1) Single Detached Residential Zone to a (DC2) Site Specific Development Control Provision; located at 10904 - 139 Street NW.

Readings

Charter Bylaw 19746 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 19746 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on June 4 & 12, 2021. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

The purpose of proposed Charter Bylaw 19746 is to change the zoning from (RF1) Single Detached Residential Zone to a (DC2) Site specific Development Control Provision. The proposed (DC2) Site specific Development Control Provision would allow for two residential buildings with the following characteristics:

- a maximum height of 8.25 metres (approximately 2.5 storeys);
- a maximum of 16 residential dwellings;
- residential entrances fronting 109 Avenue and 139 Street; and
- vehicular and bike parking located adjacent to the lane.

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

Public Engagement

On October 15, 2021, Administration sent out an Advance Notice to surrounding property owners and the president of the North Glenora Community League.

From February 22 to March 8, 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 19746
2. Administration Report