

Charter Bylaw 19762

To allow for ground oriented multi-unit housing, Glenwood

Purpose

Rezoning from CB1 and RF1 to RF5; located at 15818 100A Avenue NW.

Readings

Charter Bylaw 19762 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 19762 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on June 18 and 26, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of proposed Charter Bylaw 19762 is to change the zoning from the (CB1) Low Intensity Business Zone with the Main Streets Overlay and the (RF1) Single Detached Residential Zone with the Mature Neighbourhood Overlay (MNO) to the (RF5) Row Housing Zone with the MNO. The proposed RF5 Zone would allow for the development of ground oriented housing and the MNO would ensure the building design responds appropriately to the context of the surrounding area and maintains the pedestrian-oriented design of the streetscape. The applicant’s intent is to subdivide the parcel into two, and develop two buildings with four principal units of row housing and four secondary suites in each building .

The application aligns with the Jasper Place Area Redevelopment Plan, which identifies this site for multi-family housing in the form of row housing or low rise apartment housing.

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 presidents of the Glenwood Community League, the West Edmonton Communities Areas Council, and the Stony Plain Road and Area Business Improvement Area on May 13, 2021. No responses were received.

Attachments

1. Charter Bylaw 19762
2. Administration Report