

## Charter Bylaw 19802

To allow for a low rise mixed use building that is compatible with adjacent land uses and supports a pedestrian friendly streetscape, Glengarry

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### Purpose

Rezoning from RF4 (Semi-detached Residential Zone) & DC2 (Site Specific Development Control Provision) to (Site Specific Development Control Provision); located at 9535 - 135 Avenue NW, Glengarry.

### Readings

Charter Bylaw 19802 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 19802 be considered for third reading."

### Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on July 30, 2021 and August 7, 2021. The Charter Bylaw can be passed following third reading.

### Position of Administration

Administration supports this proposed Charter Bylaw.

### Report

The proposed (DC2) Site Specific Development Control Provision allows for a low rise commercial and residential mixed use development that is compatible with the adjacent land uses and supports a pedestrian friendly streetscape with the following characteristics:

- 17.5 metres in height
- Up to 28 dwellings
- Commercial uses at grade
- Underground and surface parking

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 Glengarry Community League and the Edmonton North District Area Council Area

Council on July 30, 2019. Two responses were received and are summarized in the attached Administration Report.

**Attachments**

1. Charter Bylaw 19802
2. Administration Report