

Charter Bylaw 19789

To preserve the Cecil Burgess Residence as a Designated Municipal Historic Resource while allowing for a Garden Suite with limited Accessory Non-Residential Uses at the rear of the Site, Garneau

Purpose

Rezoning from RF3 to DC1; located at 10958 - 89 Avenue NW.

Readings

Charter Bylaw 19789 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 19789 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on July 30 and August 7, 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 19789 is to change the Zoning of Lot 12, Block 150, Plan 7723S, from the (RF3) Small Scale Infill Development Zone with the Mature Neighbourhood Overlay to a (DC1) Direct Development Control Provision. The proposed DC1 Provision would allow for the continued preservation of the Cecil Burgess Residence as a Municipal Historic Resource while also accommodating a new Garden Suite at the rear of the site with a small accessory commercial space.

An associated amendment to the Garneau Area Redevelopment Plan is also proposed to facilitate this rezoning (Bylaw 19788).

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 Garneau and Strathcona Community Leagues on November 5, 2020. No responses were received.

Attachments

1. Charter Bylaw 19789
2. Administration Report (Attached to Bylaw 19788 - item 3.25)