

Amendment to the Norwood Neighborhood Improvement Plan

Recommendation:

That Attachment 1 of the September 5, 2018, Urban Form and Corporate Development Report CR_6199 to amend the To amend the Norwood Neighborhood Improvement Plan be approved. (This recommendation can be considered after the public hearing.

Purpose

To amend the Norwood Neighborhood Improvement Plan to accommodate a proposed rezoning located at 11714 - 94 Street NW.

Advertising and Signing

This Amendment has been advertised in the Edmonton Journal on August 17, 2018, and August 25, 2018.

Position of Administration

Administration supports this proposed Amendment.

Report

The proposed plan amendment will update two zoning maps within the Norwood Neighborhood Improvement Plan, to accommodate an associated rezoning (Charter Bylaw 18499).

This rezoning is part of the Flag Lot Pilot Project which aims to explore the feasibility of creating separate and independent ownership for garden suites. At present, the implementation of the regulations of the Zoning Bylaw dictates that a Garden Suite can only be a rental opportunity for those who build them. This pilot project seeks to rezone two residential lots which will then allow the Garden Suite to be subdivided and sold as a separate parcel of land, resulting in a remnant parcel that resembles the shape of a flag. Apart from exploring the regulatory and technical aspects of creating a separate parcel of land for a Garden Suite, the overarching goal of this pilot is to provide further

housing options for residents and welcoming more landowners into Edmonton's neighborhoods.

Public Engagement

On October 26, 2017, City Planning sent a pre-notification to surrounding property owners and the Alberta Avenue Community League. On December 20, advanced notices were sent to these same stakeholders. On May 3, 2018, an Open House was held to provide further information and gather more feedback from the community. A summary of these processes and feedback received are contained in the attached City Planning report.

Justification of Recommendation:

As the purpose of the DC2 Provision is to imitate current zoning allowances, the impact to surrounding properties is minimal, resulting in a use and form that is compatible with the existing neighbourhood.

Attachments

1. Amendment to the Norwood Neighborhood Improvement Plan
2. City Planning Report