

Charter Bylaw 18504

To allow for the development of small scale residential infill as part of the 'Flag Lot Pilot Project', Queen Mary Park

Purpose

Rezoning from (RF1) Single Detached Residential Zone to (DC2) Site Specific Development Control Provision; located at 11627 - 111 Avenue NW.

Readings

Charter Bylaw 18504 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 18504 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on August 17, 2018, and August 25, 2018. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

This application proposes to rezone the subject site from (RF1) Single Detached Residential Zone to (DC2) Site Specific Development Control Provision to accommodate the subdivision of an existing garden suite as part of the City's Flag Lot Pilot Project.

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.

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.

To support the rezoning, there is an associated plan amendment (Bylaw 18503) to the Central McDougall / Queen Mary Park Area Redevelopment Plan.

Public Engagement

On October 26, 2017, City Planning sent a pre-notification to surrounding property owners and the Queen Mary Park. On December 20, 2017, advanced notices were sent to these same stakeholders. On May 10, 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.

Attachments

1. Charter Bylaw 18504
2. City Planning Report (attached to Bylaw 18503 - Item 3.3)