

Charter Bylaw 19833

To allow for a mid-rise residential development, Glenwood

Purpose

Rezoning from US and CB1 to RA8; located at 10045 – 158 Street NW.

Readings

Charter Bylaw 19833 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 19833 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on August 13, 2021 and August 21, 2021. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of proposed Charter Bylaw 19833 is to change the zoning from (US) Urban Services Zone and (CB1) Low Intensity Business Zone to (RA8) Medium Rise Apartment Zone (Lot 20, Block 1, Plan 2121192). The proposed RA8 Zone would allow for a 23 metre high building (approximately 6 storeys) intended for residential uses such as Multi-unit Housing, Lodging Houses and Supportive Housing as well as limited commercial opportunities at ground level, such as Child Care Services, Convenience Retail Stores and Specialty Food Services.

An associated amendment to the Jasper Place Area Redevelopment Plan (Bylaw 19832) is also proposed to facilitate this rezoning.

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, Stony Plain Road and Area Business Improvement Area, and the West Edmonton Communities Area Council on January 6, 2021. No responses were received.

Attachments

1. Charter Bylaw 19833
2. Administration Report (attached to Bylaw 19832 - item 3.16)