

Charter Bylaw 19593

To allow for ground-oriented multi-unit housing, Garneau

Purpose

Rezoning from RF3 to DC2; located at 8715 - 110 Street NW.

Readings

Charter Bylaw 19593 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 19593 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on August 20 and 28, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Previous Council/Committee Action

At the May 4, 2021, City Council Public Hearing, the following motion was passed:

That Bylaw 19592 and Charter Bylaw 19593 be referred back to Administration to have increased interior side and rear setbacks similar to the RF3 zone through Direct Control zoning, and return to the September 8, 2021, City Council Public Hearing.

Report

This application proposes to change the designation of one lot from (RF3) Small Scale Infill Development Zone to (DC2) Site Specific Development Control Provision to allow for up to three units of multi-unit housing at a maximum building height of 12.0 metres. This proposed DC2 is considered to have satisfied the referral motion by providing increased interior side and rear setbacks from the original proposed (UCRH) Urban Character Row Housing Zone, to setbacks and stepbacks similar to the current RF3 Zone.

There is an associated proposed amendment to the Garneau Area Redevelopment Plan to update the embedded zoning map to facilitate this rezoning (Bylaw 19592).

Public Engagement

Advance Notice was sent to surrounding property owners and the Garneau Community League on October 28, 2020. Six responses with concerns were received.

Due to public health precautions related to COVID-19, an in-person Public Engagement Session was not held for this application. Instead, from December 7 to December 21, 2020, online feedback was collected through the City's Engaged Edmonton webpage. This page was visited by 147 people, and 26 comments were received.

A letter informing surrounding property owners and the Garneau Community League of the specific details of the proposed amendment to the Garneau Area Redevelopment Plan was sent on February 3, 2021. 5 responses were received.

Following the referral motion from Council at a Public Hearing on May 4, 2021, city administration met with the applicant and community representatives, including the immediate neighbour to the east, on July 9, 2021 to discuss the proposed revisions to the proposal. Following this meeting, letters were received from the Garneau Planning Committee and the neighbour indicating their satisfaction that the requirements of the referral motion had been met.

Feedback received from the above is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19593
2. Administration Report (Attached to Bylaw 19592 - Item 3.1)