

Charter Bylaw 19851

To allow for ground oriented multi-unit housing, Glenora

Purpose

Rezoning from RF1 to RF5; located at 10209 - 138 Street NW.

Readings

Charter Bylaw 19851 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 19851 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on August 20, 2021, and August 28, 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 19851 is to change the zoning from the (RF1) Single Detached Residential Zone with the Mature Neighbourhood Overlay to the (RF5) Row Housing Zone. The Mature Neighbourhood Overlay would still apply. The proposed RF5 Zone would allow for the development of ground oriented housing and the Mature Neighbourhood Overlay would ensure the building design responds appropriately to the context of the surrounding area and maintains the pedestrian-oriented design of the streetscape. The applicant’s intent is to develop five units of row housing, resulting in the demolition of the existing Bouchier Residence, which is on the Inventory of Historic Resources.

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 president of the Glenora Community League on April 19, 2021. Four responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19851
2. Administration Report