

CHARTER BYLAW 19934

To allow for eleven multi-unit dwellings in the form of row housing, Westmount

Purpose

Rezoning from RF3 to DC2; located at 10321, 10325, 10335 - Wadhurst Road NW.

Readings

Charter Bylaw 19934 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 19934 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on January 21 and January 29, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 19934 proposes to rezone land from (RF3) Small Scale Infill Development Zone to (DC2) Site Specific Development Control Provision to allow for the development of eleven units of multi-unit housing within two buildings on three existing irregular shaped parcels. Each unit would have direct front access to Wadhurst Road and an integrated main level garage with vehicular access from the lane.

This proposal is in alignment with the applicable policies of the City Plan which encourages infill residential development at a variety of scales, densities and designs near key nodes and corridors.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Community Insights

The applicant sent a pre-application notice to surrounding property owners, the president of the Oliver and Westmount Community Leagues and the 124 Street and Area Business Improvement Area on May 20, 2021.

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Notices were sent to surrounding property owners, the president of the Oliver and Westmount Community Leagues and the 124 Street and Area Business Improvement Area on August 13, 2021. The notice provided information about the application as well as an invitation to view the application information and provide feedback online through the City's Engaged Edmonton webpage from August 16 to September 6, 2021. Due to public health precautions related to COVID-19, an in-person Public Engagement Session was not held for this application. The webpage was visited by 103 people, and 21 comments were received on the webpage and through email.

The applicant held a virtual open house on October 28, 2021 to provide an additional opportunity to engage with the community.

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

Attachments

1. Charter Bylaw 19934
2. Administration Report