

CHARTER BYLAW 19823

To allow for low rise Multi-unit Housing, Grovenor

Purpose

Rezoning from RF3 to RA7; located at 10212, 10216 & 10220 - 148 Street NW.

Readings

Charter Bylaw 19823 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 19832 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on March 18, 2022 and March 26, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Previous Council Action

At the August 31, 2021, City Council Public Hearing, the following motion was Passed:

That Charter Bylaw 19823 be referred back to Administration to work with the applicant to engage with the residents of the Grovenor community and community league to discuss the community's concerns, and return to a future City Council Public Hearing.

Report

The purpose of proposed Charter Bylaw 19823 is to change the zoning from (RF3) Small Scale Infill Development Zone to (RA7) Low Rise Apartment Zone. The proposed RA7 Zone would allow for a 14.5 to 16.0 metre high residential building (approximately 4 storeys) with limited

CHARTER BYLAW 19823

commercial opportunities at ground level such as, but not limited to, Child Care Services, Convenience Retail Stores and Specialty Food Services.

The City Plan identifies this site as being within a Primary Corridor (1-2 blocks on either side of Stony Plain Road) where mid-rise and some high-rise buildings are appropriate. Though this application is not proposing a high-rise or a mid-rise building, the site's relatively small size combined with the surrounding low-scale residential context would suggest that a low-rise building is more appropriate for this location.

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

Community Insights

Due to public health precautions related to COVID-19, an in-person Public Engagement Session was not held for this proposal. A joint notice of the application and of the online engagement opportunity was sent to surrounding residents. Between May 25 and June 8, 2021, feedback was collected through the City's Engaged Edmonton webpage.

In response to Council's motion from the previous City Council Public Hearing, Administration hosted two virtual community meetings, on December 13, 2021 and January 24, 2022.

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

Attachments

1. Charter Bylaw 19823
2. Administration Report