

## CHARTER BYLAW 20231

### To allow for medium rise Multi-unit Housing, Glenora

#### Purpose

Rezoning from RF1 to RA8; located at 13802 & 13806 - 102 Avenue NW.

#### Readings

Charter Bylaw 20231 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 20231 be considered for third reading.”

#### Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on September 16 and 24, 2022. 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 20231 is to change the zoning of Lots 6 & 7, Block 109, Plan 2803AF, from the (RF1) Single Detached Residential Zone with the Mature Neighbourhood Overlay to the (RA8) Medium Rise Apartment Zone. 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, General Retail Stores and Specialty Food Services.

This rezoning contributes to infill goals of The City Plan near future LRT service and proposes a built form that is compatible with surrounding properties as a result of recent amendments to the RA8 Zone. Glenora is one of Edmonton’s oldest and most historically unique neighbourhoods; but this site does not contain any historically significant buildings and is outside of the core of Glenora, making this an opportunity to achieve infill goals while not compromising heritage preservation.

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

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## **Community Insights**

Advance Notice was sent to surrounding property owners and the president of the Glenora Community League on May 18, 2022. 38 responses were received.

From June 27 - July 10, 2022, online feedback was collected through the City's Engaged Edmonton webpage. The page was visited by 356 people, 32 of whom either asked questions or left comments.

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

## **Attachments**

1. Charter Bylaw 20231
2. Administration Report