

CHARTER BYLAW 20104

To allow for low rise Multi-unit Housing, Glenwood

Purpose

Rezoning from UCRH to RA7; located at 9741, 9745 – 157 Street NW.

Readings

Charter Bylaw 20104 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 20104 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on June 17, 2022 and June 25, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The proposed RA7 Zone introduces a 4 storey residential building with limited commercial opportunities at ground level that are restricted in size (275 m² of floor area) and location (ground floor only) to ensure compatibility with residential development both within the same building and on adjacent sites. The RA7 zone is appropriate for this site as it is a corner site, is adjacent to existing RA7 uses to the east and has sufficient setbacks to minimize adverse effects to the nearby RF1 zoned properties.

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

Community Insights

Advance Notice was sent to surrounding property owners and the president of the Glenwood Community League on February 9, 2022. One response was received and is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 20104
2. Administration Report (Attached to Bylaw 20103 - Item 3.13)