

## CHARTER BYLAW 19831

### To allow for low rise Multi-unit Housing, North Glenora

#### Purpose

Rezoning from a (DC2.1157) Site Specific Development Control Provision to the (RA7) Low Rise Apartment Zone located at 10905 – 135 Street NW and 13503 – 109 Avenue NW

#### Readings

Charter Bylaw 19831 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 19831 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.

#### Previous Council/Committee Action

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

"That Charter Bylaw 19831 be referred back to Administration to seek to work with the applicant to engage with the residents of the North Glenora 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 19831 is to change the zoning from a (DC2.1157) Site Specific Development Control Provision to the (RA7) Low Rise Apartment Zone.

The proposed RA7 Zone would allow for a 16 metre high (approximately 4 storey) residential building on each site with limited commercial opportunities at ground level, such as Child Care Services, General Retail Stores and Specialty Food Services.

These sites are already zoned to allow a low rise built form which is considered appropriate and compatible at this location. While the differences from the current DC2 Provision from 1993 and today's RA7 Zone are minimal, the proposed RA7 Zone better allows the developer to redevelop the sites and is also preferred from Administration's perspective to meet more contemporary

## **CHARTER BYLAW 19831**

expectations for street interface, parking and vehicle access. This application is compatible with the intent and objectives of the Residential Infill Guidelines and the infill goals of The City Plan.

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 North Glenora Community League on June 8, 2021. 8 responses were received.

After the referral motion from Council directing more engagement, two additional engagement opportunities were offered:

1. From May 2 - 15, 2022, online feedback was collected through the City's Engaged Edmonton webpage. The page was visited by 216 people, 24 of whom left comments.
2. An online, moderated question-and-answer session was held on May 12, 2022. There were approximately 31 participants from the public and 43 unique questions asked.

Feedback received through the above is summarized in the attached Administration Report along with answers to all questions received.

### **Attachments**

1. Charter Bylaw 19831
2. Administration Report