

CHARTER BYLAW 20300

To allow for medium rise Multi-unit Housing, Glastonbury

Purpose

Rezoning from RF5 to RA8; located at 2010 - Guardian Road NW.

Readings

Charter Bylaw 20300 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 20300 be considered for third reading.”

Advertising and Signing

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

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 20300 proposes to amend the Zoning Bylaw from (RF5) Row Housing Zone to (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.

An associated application (Bylaw 20299) to amend the Glastonbury Neighbourhood Structure Plan to align the plan with the proposed RA8 Zone accompanies this Charter Bylaw.

The application aligns with the goals and policies of The City Plan to accommodate all future growth for an additional 1 million people within Edmonton’s existing boundaries. To do this, 50% of new residential dwellings are intended to be created in infill locations, like Glastonbury. Guardian Road

CHARTER BYLAW 20300

NW / 199 Street NW is also identified as a Secondary Corridor which is intended to support low and mid-rise buildings, such as those allowed through the proposed RA8 Zone.

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 presidents of the Glastonbury Community League and West Edmonton Council of Community Leagues on July 17, 2022. Twenty-six (26) responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 20300
2. Administration Report (Attached to Item 3.17 - Bylaw 20299)