

ITEM 3.18: Charter Bylaw 20420 - To allow for small scale infill development, Glenora

**EDMONTON CITY COUNCIL
PUBLIC HEARING
March 13, 2023**

Allison Rosland, Situate



°situate
PLANNING + PLACEMAKING

SUBJECT SITE

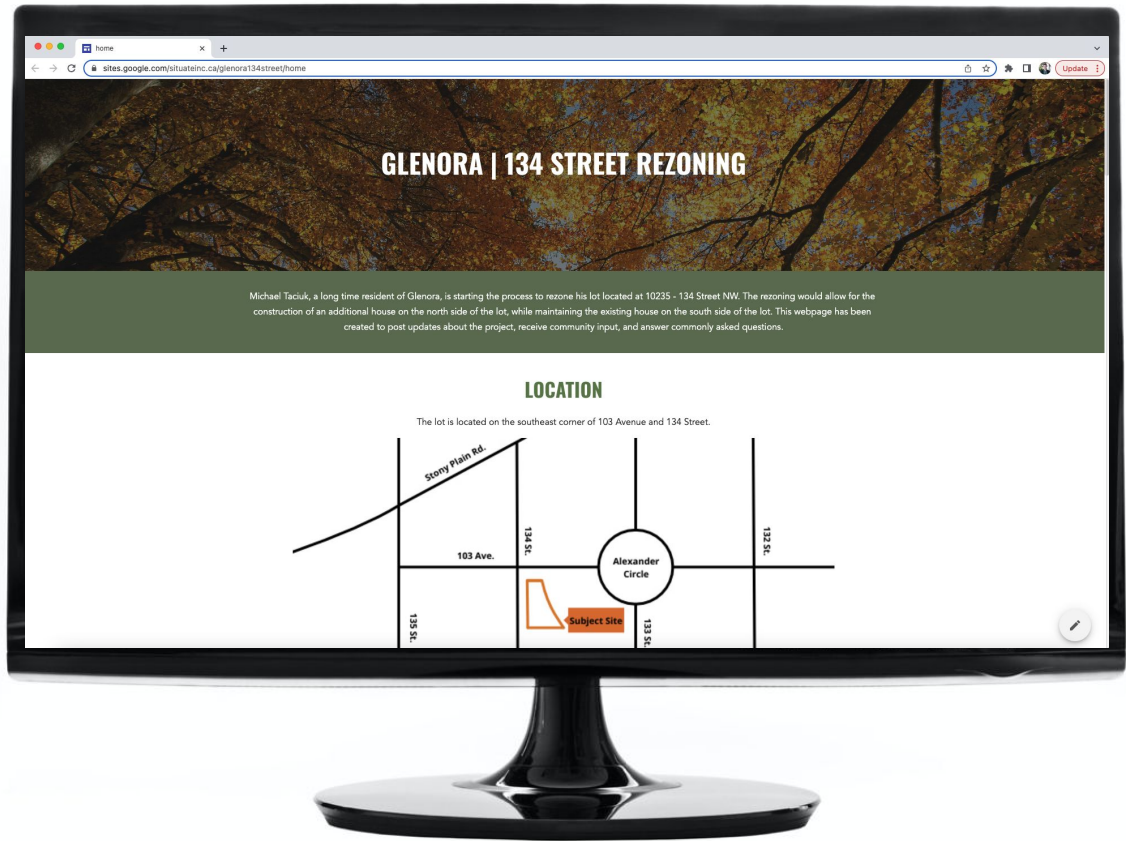


Alexander
Circle

SUBJECT SITE

Glenora
School

NEIGHBOUR RELATIONS



NEIGHBOUR RELATIONS



September 21, 2021

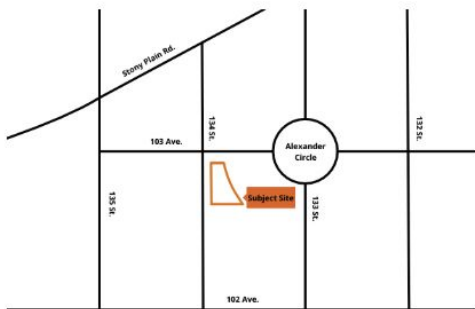
Dear Neighbour:

RE: Rezoning for 10235 - 134 Street NW, Edmonton AB

This pre-application notification letter is being sent to you on behalf of Michael Taciuk, a long time resident of Glenora, to let you know about an upcoming rezoning application at 10235 - 134 Street. The proposal would rezone the site from the existing RF1 (single detached residential) zone, to a new Site Specific Development Control Provision (DC2). The new zone would be similar to the current RF1 Zone, but would allow for the development of an additional house on the north side of the lot, while maintaining the existing house on the south side of the lot.

The RF1 zone, which applies to most of Glenora, has a minimum lot size of 250.8 m². Therefore a subdivision to allow two houses is possible on RF1 lots that are at least 501.6 m² in size. Mr. Taciuk's lot has an area of 939 m². However, Mr. Taciuk has experienced issues in his previous attempts to subdivide his lot because of the irregular shape of the lot. The proposed new DC2 zone that would apply to the site would take the unique shape of this lot into account, allowing the opportunity to subdivide and add another single detached house on the north side of the property.

FIGURE 1. LOCATION

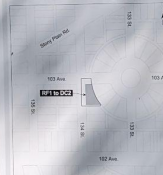


PROPOSED REZONING

Site Address: 10235 - 134 Street NW

CURRENT
(RF1) Single Detached Residential Zone

PROPOSED
(DC2) Site Specific Development Control Provision



TO ALLOW:
Development of small scale infill housing.

USES:
Single Detached Housing, Semi-Detached Housing, Duplex Housing, Garden Suites, Secondary Suites.

This list of uses is not exhaustive.

MORE INFORMATION

Marty Vasquez
(780) 495-1948



edmonton.ca/
glenoraplanningapplications

Land Rezoning

FOR MORE INFORMATION ABOUT THIS PROJECT VISIT:

<https://sites.google.com/situateinc.ca/glenora134street>

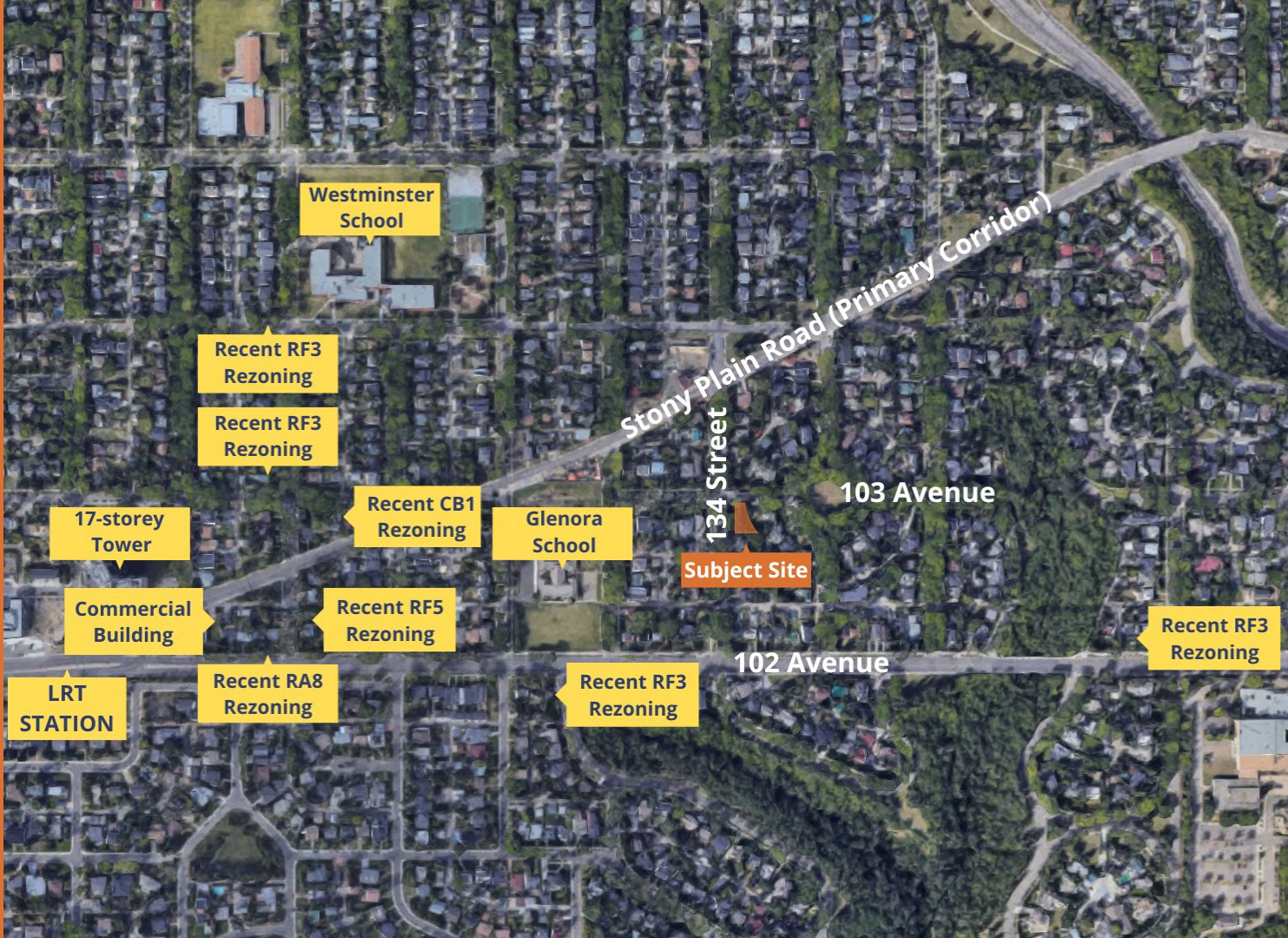
CONTACT:
(780) 203-6820

hello@situateinc.ca



situate

LAND USE



Westminster School

Recent RF3 Rezoning

Recent RF3 Rezoning

17-storey Tower

Recent CB1 Rezoning

Glenora School

Subject Site

Commercial Building

Recent RF5 Rezoning

Recent RF3 Rezoning

LRT STATION

Recent RA8 Rezoning

Recent RF3 Rezoning

Stony Plain Road (Primary Corridor)

134 Street

103 Avenue

102 Avenue

AMISKWACIWÁSKAHIKAN
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EDMONTON CITY PLAN

Edmonton

V 1.0
CHARTER
BYLAW 20,000

3-5 BLOCKS

WIDE



5 TO 10+ BLOCKS

LONG



400 m

25 m

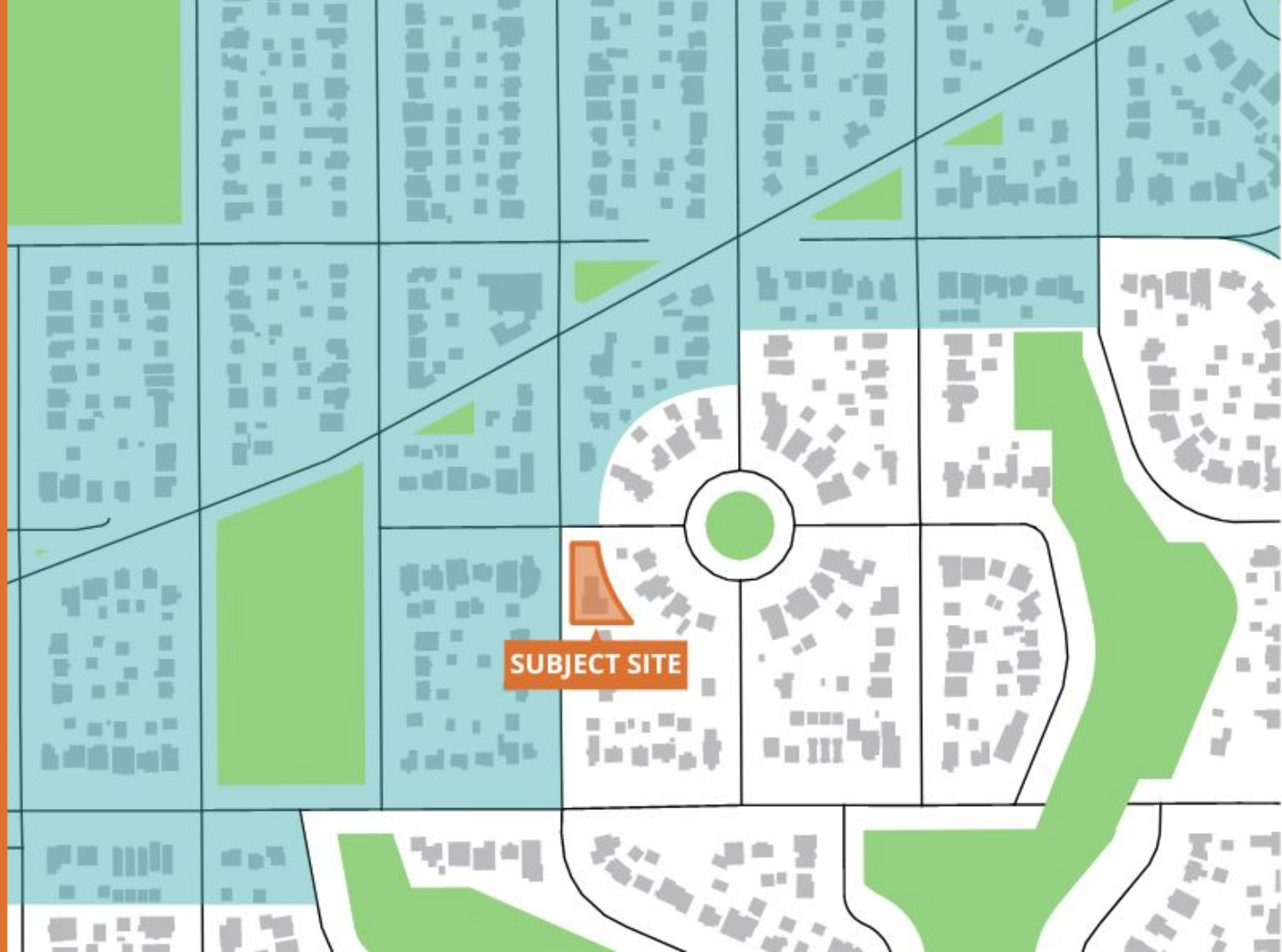
Minimum 150 people
and/or jobs per hectare



MID SOME **HIGH**
RISE **RISE**

Desired overall
density: minimum
150 people and/
or jobs per
hectare (higher at
intersections or
connections with
selected nodes)

DISTRICT PLAN



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PLANNING + PLACEMAKING

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