

CHARTER BYLAW 20420

To allow for small scale infill development, Glenora

Purpose

Rezoning from RF1 to DC2; located at 10235 – 134 Street Street NW.

Readings

Charter Bylaw 20420 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 20420 be considered for third reading.

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on February 24, 2023, and March 4, 2023. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

This application proposes to rezone the subject site from (RF1) Single Detached Residential Zone to (DC2) Site Specific Development Control Provision to allow two single detached residential infill developments on an existing lot. The purpose of the DC2 is to allow an additional single detached house on the north side of the property while maintaining the existing house and garage on the southern portion as a separate property. Some key aspects of the DC2 are as follows:

- Facilitates the development of a new single detached house within the proposed north lot;
- Adds additional vehicle access from 134 Street (3.5 metres in width) to serve the north lot; and
- Removes of the existing vehicle access from 134 Street upon redevelopment of the south lot. Instead, vehicle access will be provided from the abutting alley to the south.

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As the purpose of the DC2 Provision is to imitate current zoning allowances, the impact to surrounding properties is minimal, resulting in a use and form that is compatible with the existing neighbourhood.

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

Community Insights

On October 4, 2021, the applicant sent out a Pre-Application Notification to surrounding property owners and the president of the Glenora Community League to solicit initial feedback on a proposed Direct Control Provision. Five (5) responses were received.

Advance Notice was sent to surrounding property owners and the president of the Glenora Community League on May 25, 2022. 20 responses were received.

On November 21, 2022, Administration launched an Engaged Edmonton webpage to collect feedback on the proposed rezoning and plan amendment until December 4, 2022. The page was visited by 164 people; and 24 responses were received.

Community insights details have been summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 20420
2. Administration Report