

CHARTER BYLAW 20501

To allow for medium rise multi-unit housing, Glenora

Purpose

Rezoning from RF1 to RA8; located at 13607 & 13611 - Stony Plain Road NW, and 10240 - 136 Street NW.

Readings

Charter Bylaw 20501 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 20501 be considered for third reading.

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on May 12, 2023, and May 20, 2023. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of Charter Bylaw 20501 is to change the zoning to Lots 4 - 6, Block 111, Plan 2803AF from the (RF1) Single Detached Residential Zone to the (RA8) Medium Rise Apartment Zone to allow for the development of a medium rise (approximately 6 storey) residential building with limited commercial opportunities at ground level.

This application aligns with the goals and policies of The City Plan to densify land along a key corridor supporting future LRT service while also managing appropriate transitions to the abutting single detached house through setbacks and stepbacks.

Glenora is one of Edmonton's oldest neighbourhoods, and this site does contain a house listed on the City's Inventory of Historic Resources (the Mayhew Residence). Though this rezoning will likely lead to the demolition of this historic resource, this application supports a variety of other

CHARTER BYLAW 20501

city-building goals and objectives; chief among these, providing more people convenient access to a future LRT line and the city's Mass Transit Network more broadly.

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

Community Insights

A notice of proposed land use change was sent to surrounding property owners and the president of the Glenora Community League on January 20, 2023. 11 responses were received.

From March 13 - 27, 2023, online feedback was collected through the City's Engaged Edmonton webpage. The page was visited by 193 people, 11 of whom either asked questions or left comments.

Feedback received through the above is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 20501
2. Administration Report