

CHARTER BYLAW 20509

To allow for low rise multi-unit housing, Grovenor

Purpose

Rezoning from RF1 to RA7; located at 14808 - 106 Avenue NW.

Readings

Charter Bylaw 20509 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 20509 be considered for third reading.

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on May 26, 2023, and June 3, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of the proposed Charter Bylaw 20509 is to rezone a residential lot from the (RF1) Single Detached Residential Zone to (RA7) Low Rise Apartment Zone to allow for a low-rise residential building up to 16 metres (roughly 4 storeys) in height with limited commercial opportunities at ground level. This proposal increases density at the edge of the neighbourhood, on a corner lot and it aligns with the goals of The City Plan to intensify secondary corridors.

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

Community Insights

A notice of the proposed land use change was sent to surrounding property owners and the presidents of the Canora and Grovenor Community Leagues on March 24, 2023. Three responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 20509
2. Administration Report