

Bylaw 17154

To allow for the development of Medium Density Residential uses in the form of Row Housing, Glenora

Purpose

Rezoning from RF1 to UCRH, located at 14035 and 14039 - 106 Avenue NW, Glenora.

Readings

Bylaw 17154 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 Bylaw 17154 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, June 19, 2015, and Saturday, June 27, 2015. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Previous Council/Committee Action

At the April 13, 2015, City Council Public Hearing, the following motion was passed:

That Bylaw 17154 be referred back to Administration to discuss with the applicant and the adjacent land owners options for the redevelopment of the site.

Report

The proposed rezoning is in conformance with the intent of the *Residential Infill Guidelines* which encourage the development of Row Housing with six or more units in locations at the edge of a neighbourhood along arterial roads such as the subject site. The proposed application also meets the other design criteria of the *Guidelines*. A complete analysis of Sustainable Development's opinion how the *Guidelines* have been met by the proposed rezoning application can be found in the associated report.

No civic department or utility agency expressed concern regarding this proposed rezoning.

Policy

This proposal is consistent with the policies of the Municipal Development Plan, *The Way We Grow*, to encourage residential infill as well as a greater portion of growth in mature neighbourhoods.

Corporate Outcomes

The rezoning proposal supports the City's Strategic Goal of Transforming Edmonton's Urban Form by increasing dwelling density and optimizing existing infrastructure.

Public Consultation

On January 16, 2015, an advance notice of this application was sent to the surrounding property owners, the Glenora Community League and the Grovenor Community League. As a result of this notification, Sustainable Development received two phone calls and one email requesting more information and one email in opposition. A summary of those concerns raised at that time by surrounding property owners, as well as Sustainable Development's responses to those concerns, can be found in the associated report.

This application was brought before Council at the April 13, 2015, City Council Public Hearing and Council passed a motion to refer the proposal back to Administration to discuss options for the redevelopment of the site with adjacent land owners and the applicant.

On April 20, 2015, representatives from Sustainable Development met with the applicant and the immediately adjacent property owners to the east. The applicant and landowners to the east agreed that a Restrictive Covenant would be registered against the subject sites' titles to ensure that the design details discussed would be firmly committed to by the applicant.

Further, on May 27, 2015, an information session was held for the broader area of adjacent property owners and the Glenora and Grovenor Community Leagues. A summary of the concerns raised at that meeting can be found in the associated report.

Attachments

1. Bylaw 17154
2. Sustainable Development report