

Charter Bylaw 19285

To allow for multi-unit housing and a broader range of commercial uses, Dechene

Purpose

Rezoning from (DC2) Specific Development Control Provision to (DC2) Site Specific Development; located at 18348 Lessard Road NW, 4819 - 184 Street NW, and 4903 - 184 Street NW, Dechene.

Readings

Charter Bylaw 19285 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 19285 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on May 22, 2020, May 30, 2020, and June 2, 2020. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The application proposes to change the subject sites from (DC2) Specific Development Control Provision to (DC2) Site Specific Development Control Provision located on Lots 1, 2 & 3, Block 21, Plan 9722753. The change proposes to divide the existing DC2 Provision into two separate DC2 Provisions. The two new Provisions will be allocated to Lot 1 and Lots 2 & 3 respectively. The range of uses and regulations for Lot 1 will remain unchanged, save for administrative updates to terminology to align with the current version of the Zoning Bylaw.

The DC2 Provision for Lots 2 and 3 will allow for the development of Multi-Unit Housing (up to a maximum of 16m) and a broader range of commercial uses including but not limited to: automotive and equipment repair shops, bars and neighbourhood pubs, and cannabis retail services uses.

Regulations in the proposed DC2 Provision ensures appropriate setbacks and design techniques to minimize massing and/or shadow impacts to surrounding development.

This rezoning conforms to the Dechene Neighbourhood Structure Plan.

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

Public Engagement

Advance notice was sent to surrounding property owners and the president of the Lessard and Willowby Community Leagues on June 18, 2019. A public meeting was held on October 8, 2019. Twenty email responses were received as a result of the advanced notice and public meeting. Information regarding the email responses and public meeting are attached in the “What We Heard Report”.

Attachments

1. Charter Bylaw 19285
2. Administration Report