

Charter Bylaw 19053

To allow for the development of a Row House, Glenora

Purpose

Rezoning from RF1 to RF5; located at 10342 138 Street NW.

Readings

Charter Bylaw 19053 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 19053 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on October 18, 2019, and October 26, 2019. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration does not support this proposed Charter Bylaw.

Report

Charter Bylaw 19053 proposes to rezone the subject site from (RF1) Single Detached Residential Zone to (RF5) Row Housing Zone. The site is located at the southwest corner of 104 Avenue NW and 138 Street NW. The stated intent of the applicant is to develop Row Housing under the 'Multi-unit Housing' Use permitted in the RF5 zone. Administration does not support the proposed rezoning as it represents an over development of the site that does not appropriately transition in a sensitive manner within the interior of a mature neighbourhood.

All comments from affected City departments and utility agencies have been addressed.

Public Engagement

Advance notice was sent to surrounding property owners and to the Glenora Community League on June 17, 2019. A revised advance notice was sent on August 8, 2019. A summary of the feedback is found in the attached City Planning Report.

Attachments

1. Charter Bylaw 19053
2. Administration Report