

Charter Bylaw 19006

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

Purpose

Rezoning from (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision; located at 18904 - 87 Avenue NW.

Readings

Charter Bylaw 19006 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 19006 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on September 20, 2019, and September 28, 2019. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The proposed (DC2) Site Specific Development Control Provision increases the range of commercial uses and will allow residential uses above ground floor commercial on the site. The scope and scale of the Provision is based upon the (CB1) Low Intensity Business Zone and is consistent with the function of a neighbourhood commercial land use allowing for both residential and commercial uses.

The proposed multi-unit housing use provides for housing choice and increases residential density along an LRT route. Furthermore, regulations in the proposed DC2 Provision ensures appropriate setbacks and design techniques to minimize massing and/or shadow impacts to surrounding development.

Public Engagement

Advance notice was sent to surrounding property owners and the Aldergrove and Belmead Community Leagues on January 8 and June 18, 2019, respectively. As a result of the advance notice 5 email responses were received and are summarized in

the attached City Planning Report.

Attachments

1. Charter Bylaw 19006
2. Administration Report