

Charter Bylaw 19000

To allow for a small scale commercial development adjacent to a future LRT Stop, Glenora

Purpose

Rezoning from RF3 to DC2; located at 10403 134 Street NW.

Readings

Charter Bylaw 19000 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 19000 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on August 23, 2019, and August 31, 2019. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 19000 proposes to rezone land from (RF3) Small Scale Infill Development Zone to (DC2) Site Specific Development Control Provision. The proposed zoning would allow for the development of a small scale, two-storey commercial building across from the future Glenora LRT Stop. The building is proposed to front onto 104 Avenue NW, and would form a triangle with the existing commercial buildings on 134 Street NW and the LRT line along Stony Plain Road, with a small green space in the centre.

Public Engagement

The applicant sent a pre-application notice to surrounding property owners and the president of the Glenora Community League on October 19, 2018. Advance notice was sent by City Planning to surrounding property owners and the president of the Glenora Community League on December 17, 2018. A public engagement session was held on May 1, 2019. A summary of the feedback is found in the attached City Planning Report.

Attachments

1. Charter Bylaw 19000
2. City Planning Report