

Charter Bylaw 19433

To allow for a mix of small scale housing, Grovenor

Purpose

Rezoning from US to RF3 for the north half of a portion of the east-west lane, south of 10345 - 144 Street NW (Grovenor School).

Readings

Charter Bylaw 19433 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 19433 be considered for third reading.”

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on September 18 and 26, 2020. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of proposed Charter Bylaw 19433 is to change the zoning from the (US) Urban Services Zone to the (RF3) Small Scale Infill Development Zone with the Mature Neighbourhood Overlay for the north half of a portion of the east-west lane, south of 10345 - 144 Street NW. The property to the north is Grovenor School, zoned US, and because zoning lines follow the middle of rights-of-way, the north half of the lane has the same zoning, while the south half is RF3, the zoning of the property to the south. This portion of the lane is also proposed to be closed by Bylaw 19432 and the proposed closure area would be consolidated with 14334 - 103 Avenue NW, to the south, for future development under the RF3 Zone with the MNO. The majority of the neighbourhood and all other immediately adjacent properties are zoned RF3 with the MNO.

When this application was first submitted, it also proposed closure of a north-south 4 metre undeveloped right-of-way to the east of 14334 - 103 Avenue NW, but through Administration’s review, it was determined this would be required for circulation needs.

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

Public Engagement

Notice of this proposed closure and rezoning was sent to surrounding property owners and the presidents of Grovenor Community League and the Stony Plain Road and Area Business Association on February 8, 2020. Two responses were received.

The first was from the owner of the property on the east side of the north-south 4 metre undeveloped right-of-way. They were issued a Development Permit for a 4-unit rowhouse (now built) on their site and were concerned about access issues as a result of the closure. This right-of-way is no longer proposed to be closed and will be converted to a proper lane which will ensure access and circulation for this property.

The second was from a nearby landowner who felt there was already enough row housing in the area and didn't want more. It was explained that the RF3 Zoning would already allow for row housing, this closure and consolidation would simply increase the site size slightly. There was also a misunderstanding that school land to the north was being sold, which is not the case.

Attachments

1. Charter Bylaw 19433