

Charter Bylaw 19497

To allow for ground oriented Multi-unit Housing, Holyrood

Purpose

Rezoning from (RF1) Single Detached Residential Zone to (RF5) Row Housing Zone; located at 9312 and 9320 83 Street NW.

Readings

Charter Bylaw 19497 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 19497 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on November 20, 2020 and November 28, 2020. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

There is no neighbourhood plan for Holyrood. The properties proposed for rezoning are located within 400 m buffer of the Holyrood Neighbourhood LRT Station, currently under construction, and are therefore subject to the Transit Oriented Development (TOD) Guidelines. TOD Guidelines support row house development within the 400 m buffer. The proposed RF5 Zone, which is subject to the Mature Neighbourhood Overlay, is compatible with surrounding low density residential development, and is in line with overall city policy to facilitate intensification in mature areas.

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 Holyrood Community League on July 29, 2020. Five responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19497
2. Administration Report