

Charter Bylaw 19487

To allow for neighborhood convenience commercial development with opportunities for second-storey residential development, Pleasantview

Purpose

Rezoning from (RF1) Single Detached Residential Zone to (DC2) Site Specific Development Control Provision; located at 10819 and 10823 - 61 Avenue NW, Pleasantview.

Readings

Charter Bylaw 19487 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 19487 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on January 8, 2021, and January 16, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

This land use amendment application was submitted by Invistec Consulting Ltd. on April 23, 2020 on behalf of landowner Fateh Rizvi. This application proposes to change the designation of two parcels from (RF1) Single Detached Residential Zone to (DC2) Direct Control District Provision to allow for:

- a neighbourhood convenience commercial development with the opportunity for second-storey residential;
- a maximum building height of 10 metres (an increase from the current maximum of 8.9 metres); and
- a maximum building floor area of approximately 947 square metres, based on a floor area ratio (FAR) of 1.0.

This proposal is in alignment with the applicable policies of CityPlan by promoting compact, mixed use development within the district that supports equitable access to employment and amenities, and ensuring that walkable and attractive mixed use development occurs along corridors in a manner that is integrated with accessible mass transit.

There is no local area plan for this area of the City as the site falls just outside the boundaries of the 109 Street Corridor Area Redevelopment Plan.

Public Engagement

Advance Notice was sent to surrounding property owners, the Allendale Community League, the Pleasantview Community League, and the Central Area Council of Community Area Council on May 13, 2020. Two responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19487
2. Administration Report