

Charter Bylaw 19418

To provide for ground oriented housing, Avonmore

Purpose

Rezoning from RF1 to RF5; located at 8311 - 76 Avenue NW.

Readings

Charter Bylaw 19418 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 19418 be considered for third reading.”

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on February 5 and 13, 2021. 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 19418 is to change the zoning from the (RF1) Single Detached Residential Zone with the Mature Neighbourhood Overlay to the (RF5) Row Housing Zone. The proposed (RF5) Row Housing Zone would allow for between 3 and 6 ground oriented principal dwellings with an average number of bedrooms of at least 2.25. The Mature Neighbourhood Overlay would continue to apply to the site to ensure the building design responds appropriately to the context of the surrounding area and maintains the pedestrian-oriented design of the streetscape.

The application was originally received as a proposal for the (RA7) Low Rise Apartment Zone. Due to the cost of water infrastructure upgrades to meet fire protection standards required by the RA7 Zone, the applicant scaled down their proposal to the RF5 Zone to decrease the requirements and cost of upgrades.

The location along the new Valley Line LRT line near the Avonmore Stop is ideal for intensification away from single detached housing and this proposal is in alignment with the applicable direction and guidance of The City Plan, the Southeast Area Plan and the Transit Oriented Development Guidelines.

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

Public Engagement

Advance Notice for the RF5 proposal was sent to surrounding property owners and the presidents of the Avonmore Community League, King Edward Park Community League and the Southeast Area Council of Community Leagues on November 10, 2020. No responses were received.

Attachments

1. Charter Bylaw 19418
2. Administration Report