

Charter Bylaw 18711

To allow for neighbourhood convenience commercial and small scale infill development, Highlands

Purpose

Rezoning from RF1 to DC2; located at 5335 - 112 Avenue NW, Highlands.

Readings

Charter Bylaw 18711 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 18711 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on March 19 and 27, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Previous Council/Committee Action

At the March 11, 2019 City Council Public Hearing, the motion was passed:

That Item 5.5 and Bylaw 18711 be referred to Administration to work with the community members and Proponent to consider further options, including direct control zoning, for the potential use of the building and land and return to the June 6, 2019, City Council Public Hearing.

At the June 6, 2019 City Council Public Hearing, the motion was passed:

That Item 3.1 and Charter Bylaw 18711 be referred to Administration to allow the Proponent time to consider further options, including, but not limited to, direct control zoning, rezoning to an alternative residential zone or redevelopment under the current zone.

Report

Charter Bylaw 18711 proposes to change the zoning from (RF1) Single Detached Residential Zone to (DC2) Site Specific Direct Development Control Provision. The proposed (DC2) Site Specific Development Control Provision would allow for:

- limited low impact commercial and personal service uses to operate within the existing building; and
- opportunities to redevelop the site as low density residential which is comparable to the (RF1) Single Detached Residential Zone and (MNO) Mature Neighbourhood Overlay should the building be demolished .

The proposed rezoning is accompanied by an associated resolution to amend Highlands Neighbourhood Planning Study to reflect Charter Bylaw 18711.

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

Public Engagement

Advance notice for the proposed rezoning from RF1 to CNC was mailed to surrounding property owners as well as the president of the Highlands and District Community League on August 29, 2018.

This application was presented at the March 11, 2019 Public Hearing where it was referred back to Administration to work with the community and the proponent to consider further options for the Site and return to a future Public Hearing.

On April 9, 2019 Administration hosted a public meeting to discuss potential options for the proposal.

On September 7, 2019, the applicant revised their application to a DC2 Provision and sent out a pre-application notification letter to surrounding property owners as well as the president of the Highlands and District Community League.

On March 31, 2020, Administration sent out an Advance Notice to surrounding property owners and the president of the Highlands and District Community League.

From November 30 to December 21, 2020 Administration held an online public engagement session regarding this application.

Feedback from this engagement is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 18711
2. Administration Report (Attached to resolution - item 3.1)