

Charter Bylaw 19664

To allow for the development of ground oriented multi-unit housing,
Bonnie Doon

Purpose

Rezoning from DC2 to RF5; located at 8303 – 87 Street NW.

Readings

Charter Bylaw 19664 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 19664 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 1 and April 10, 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 19644 is to change the zoning from (DC2) Site Specific Development Control Provision to the (RF5) Row Housing Zone with the Mature Neighbourhood Overlay. The current DC2 allows for a maximum of 6 principle Dwellings and the proposed RF5 would allow for a maximum of 10 principle Dwellings, with an average number of bedrooms of at least 2.25. The applicant’s stated intent is for a maximum of 8 units. The Mature Neighbourhood Overlay would 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.

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 president of the Bonnie Doon Community League on February 19, 2021. Two responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19664
2. Administration Report