

Charter Bylaw 19660

To allow for low rise Multi-unit Housing, North Glenora

Purpose

Rezoning from DC2 to RA7 & DC2; located at 13803 - 109 Avenue NW, 13503 - 109 Avenue NW & 10905 - 135 Street NW.

Readings

Charter Bylaw 19660 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 19660 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 19660 is to change the zoning from a (DC2.307) Site Specific Development Control Provision to the (RA7) Low Rise Apartment Zone (13803 - 109 Avenue NW) and a new (DC2) Site Specific Development Control Provision (13503 - 109 Avenue NW & 10905 - 135 Street NW)

The proposed RA7 Zone would allow for a 16 metre high (approximately 4 storey) residential building with limited commercial opportunities at ground level, such as Child Care Services, General Retail Stores and Specialty Food Services.

The current DC2 Provision applies to 4 sites:

- 13803 - 109 Avenue NW (Area A - Lot 41, Block 7, Plan 3624HW)
- 13503 - 109 Avenue NW (Area B - Lot 41, Block 5, Plan 3624HW)
- 10905 - 135 Street NW (Area C - Lots 16 - 18, Block 1, Plan 3751HW)
- 10905 - 135 Street NW (Area D - Lots 47 - 49, Block 1, Plan 3751HW)

While this application is only seeking a change in zoning on Area A (to RA7), technically, all 4 sites need to be rezoned to facilitate this. This is because the current

DC2.307 that applies to all 4 sites has to be amended to remove the reference to the site being rezoned to RA7.

The proposed DC2 Provision for the remaining 3 sites is identical to the existing DC2 Provision in terms of development rights and requirements, with only administrative changes to update terminology and references.

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 North Glenora Community League on January 5, 2021. 22 responses were received, including one representing 64 residents and one from the North Glenora Community League.

Administration also emailed out a more detailed explanatory Zoning Comparison Document on February 12, 2021 to those that had responded to the Advance Notice.

Feedback received is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19660
2. Administration Report