

Charter Bylaw 19593

To allow for ground-oriented multi-unit housing, Garneau

Purpose

Rezoning from RF3 to UCRH; located at 8715 - 110 Street NW.

Readings

Charter Bylaw 19593 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 19593 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 16, 2021 and April 24, 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 Green Space Alliance on September 30, 2020 on behalf of landowners Pinto Properties Inc. This application proposes to change the designation of one lot from (RF3) Small Scale Infill Development Zone to (UCRH) Urban Character Row Housing Zone to allow for up to three units of multi-unit housing at a maximum building height of 12.0 metres. The height is an increase from the current maximum of 8.9 metres in the Mature Neighbourhood Overlay that applies to RF3 but not UCRH.

There is an associated proposed amendment to the Garneau Area Redevelopment Plan to facilitate this rezoning (Bylaw 19592).

This proposal is in alignment with The City Plan by aligning with the goals and policies to accommodate 50% of all new residential units at infill locations.

Public Engagement

Advance Notice was sent to surrounding property owners and the Garneau Community League on October 28, 2020. Six responses with concerns were received.

Due to public health precautions related to COVID-19, an in-person Public Engagement Session was not held for this application. Instead, from December 7 to December 21, 2020, online feedback was collected through the City’s Engaged

Edmonton webpage. This page was visited by 147 people, and 26 comments were received.

A letter informing surrounding property owners and the Garneau Community League of the specific details of the proposed amendment to the Garneau Area Redevelopment Plan was sent on February 3, 2021. 5 responses were received.

Feedback received from the above is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19593
2. Administration Report (Attached to Bylaw 19592 - Item 3.26)