

Charter Bylaw 19743

To allow for a range of low density residential housing, Keswick

Purpose

Rezoning from DC1 to DC1 and RLD; located at 1303 - 184 Street SW; 2712, 2714, 2716, 2720, 2724, 2728, 2732, 2736, 2740, 2741, 2743 to 2767, and 2769 - Koshal Place SW

Readings

Charter Bylaw 19473 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 19473 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on June 4 and June 12, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

This application proposes to rezone the subject site from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision and (RLD) Residential Low Density Zone. The DC1 Zone will provide opportunities for single and semi-detached housing with reduced side setbacks and reduced site depth and increased height within Area A, while the development regulations for the remainder of the DC1 will remain unchanged and will be established under a new Area B. The RLD Zone will provide opportunities for a range of low density residential housing.

The proposed zoning conforms with the Keswick Neighbourhood Structure Plan.

All comments from civic departments and utility agencies have been addressed.

Public Engagement

An Advance Notice was sent to surrounding property owners and the Greater Windermere Community League on March 26, 2021. One response was received and is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19743
2. Administration Report