

Charter Bylaw 19742

To allow for low density residential uses and a public utility lot, Elsinore

Purpose

Rezoning from RF1, RF2, and AG to RLD, RF1, and PU; located at 17310 - 97 Street NW, 9805 - 173B Avenue NW, 9907 and 9911 - 174 Avenue NW, 9847 - 175 Avenue NW, and 17317 - 98 Street NW.

Readings

Charter Bylaw 19742 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 19742 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 site from (RF1) Single Detached Residential Zone, (RF2) Low Density Infill Zone, and (AG) Agricultural Zone to (RLD) Residential Low Density Zone, (RF1) Single Detached Residential Zone, and (PU) Public Utility Zone. The proposed RLD and RF1 Zones will allow for low density residential housing and the proposed PU Zone will recognize an existing public utility lot.

The proposed zoning generally conforms with the Elsinore Neighbourhood Structure Plan (NSP) which identifies the area for single detached residential housing.

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

Public Engagement

Advance Notice was sent to surrounding property owners, the Baturyn Community League and the Castle Downs Recreation Society Area Council on March 23, 2021.

Eighteen responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19742
2. Administration Report