

Charter Bylaw 19793

To allow for multi-unit (row) housing, Rosenthal

Purpose

Rezoning from RF5 to RMD and DC2; located at 8805 - 231 Street NW and 8915 - 231 Street NW.

Readings

Charter Bylaw 19793 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 19793 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on July 30, 2021 and August 7, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 19793 proposes to rezone a portion of the site to (RMD) Residential Mixed Dwelling Zone and (DC2) Site Specific Development Control Provision. The purpose of the proposed DC2 Provision is to allow for multi-unit (row) housing with increased height, and narrower and shallower lots, as compared to the existing RF5 Zone

The proposed RMD Zone allows for the development of a variety of low density residential uses with variation in housing types and densities, including the opportunity for zero lot line development.

The application conforms to the Rosenthal Neighborhood Structure Plan, which designates the site for Row Housing uses.

All comments from civic departments or utility agencies regarding this proposal have been addressed.445

Public Engagement

Advance Notice was sent to surrounding property owners and the Rosenthal and Secord Community Leagues on May 17, 2021. No responses were received.

Attachments

1. Charter Bylaw 19793
2. Administration Report