

Charter Bylaw 19804

To allow for low density residential uses and public utility uses, Cy Becker

Purpose

Rezoning from AG to RPL and PU; located at 17303 - 50 Street NW.

Readings

Charter Bylaw 19804 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 19804 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on August 13, 2021, and August 21, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 19804 proposes to amend the Zoning Bylaw to (RLD) Residential Low Density Zone to allow for the development of single detached housing, semi-detached housing and duplex housing with flexible lots sizes and widths, including the opportunity for zero lot line development. The proposed Charter Bylaw conforms to the Cy Becker Neighbourhood Structure Plan.

This Charter Bylaw also proposes to rezone a 1.0 ha pipeline corridor along the northern boundary of the neighbourhood to (PU) Public Utility Zone. An associated amendment to the Cy Becker NSP, with proposed Bylaw 19803, to update relevant maps and the land use and population statistics accompanies this Charter Bylaw.

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 Horse Hill Community League Association, Clareview and District Area Council Area Council, and Area

Council No. 17 Area Council on May 17, 2021. Two (2) responses to the advance notice were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19804
2. Administration Report (attached to Bylaw 19803 - item 3.4)