

## Charter Bylaw 19826

To allow for low density residential development on individual shallow lots, Rosenthal

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### Purpose

Rezoning from RLD to DC2; located on a portion of 7903 - 231 Street NW, Rosenthal

### Readings

Charter Bylaw 19826 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 19826 be considered for third reading."

### Advertising and Signing

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

### Position of Administration

Administration supports this proposed Charter Bylaw.

### Report

Charter Bylaw 19826 proposes to rezone the subject site from (RLD) Residential Low Density Zone to (DC2) Site Specific Direct Development Control Provision in conformance with the Rosenthal Neighbourhood Structure Plan which designates the site for Low Density Residential Development. The purpose of the proposed rezoning is to facilitate narrow lots that will allow for a more diverse housing choice. Each site will have a single detached dwelling with an option to develop a secondary suite and a garden suite off the laneway.

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

### Public Engagement

As part of the application process for a DC2 application, the applicant did advise surrounding property owners of the proposed rezoning. A single letter of opposition was received from a surrounding owner that had concerns regarding the development of up to 3 units on a single lot with zero lot lines.

Advance Notice was sent to surrounding property owners and the Secord and Rosenthal Community Leagues on April 23, 2021. No responses were received.

**Attachments**

1. Charter Bylaw 19826
2. Administration Report