

CHARTER BYLAW 19966

To rezone land for residential use in the Walker neighbourhood.

Purpose

To rezone existing residential lands located at 5223, 5225, 5227, 5229, 5231, 5233, 5235, 5237, 5239, 5241, 5243, 5245, 5247, 5249, and 5251 - 21A Avenue SW from DC2 to DC1 to add Secondary Suites to the existing list of allowed uses

Readings

Charter Bylaw 19966 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 19966 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on February 4 and 12, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 19966 proposes to amend the Zoning Bylaw, as it applies to the subject site, from (DC2) Site Specific Development Control Provision to (DC1) Direct Development Control Provision. The proposed DC1 will carry forward the existing regulations to allow for the development of multi-unit housing in the form of Row Housing up to three-storeys in height, with the following changes:

- Add Secondary Suites as a permitted use;
- Increase the maximum site coverage for internal dwellings (55% to 57%) and end dwellings (45% to 48%); and
- Clarify Setbacks regarding corner lots.

The proposed zoning will conform to the Walker Neighbourhood Structure Plan (NSP). All comments from civic departments and utility agencies have been addressed.

CHARTER BYLAW 19966

Community Insights

An Advance Notice was sent to surrounding property owners and the Horizon Community League on December 15, 2021. No responses were received.

Attachments

1. Charter Bylaw 19966
2. Administration Report