

CHARTER BYLAW 19991

To allow for the development of a variety of low density residential uses and multi-unit housing in the form of row housing, Kinglet Gardens

Purpose

Rezoning from (AG), (RF5), & (RLD) to (DC2) and (RLD); located at 12410 - Winterburn Road NW, 12510 - Winterburn Road NW, and 21651 - 124 Avenue NW.

Readings

Charter Bylaw 19991 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 19991 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on February 25, 2022 and March 5, 2022. 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 subject site from (AG) Agricultural Zone, (RF5) Row Housing Zone, and (RLD) Residential Low Density Zone to (DC2) Site Specific Development Control Provision and (RLD) Residential Low Density Zone. The proposed DC2 provision will allow for Multi-unit housing on smaller lots with increased height and site coverage while the RLD zone will allow for a range of low density residential uses.

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

Community Insights

Advance Notice was sent to surrounding property owners and the president of the Big Lake Community League on October 25, 2021. No responses were received.

Attachments

1. Charter Bylaw 19991
2. Administration Report