

CHARTER BYLAW 19998

To rezone land for residential development in the Charlesworth neighbourhood

Purpose

To rezone land located at 3614 - 6 Avenue SW and 440 - 36 Street SW, from RLD to DC1 to allow Row Housing with increased height and reduced site depth.

Readings

Charter Bylaw 19998 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 19998 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on February 25 and March 5, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 19998 proposes to amend the Zoning Bylaw, as it applies to the subject site, from (RLD) Residential Low Density Zone to (DC1) Direct Development Control Provision. The proposed DC1 zone will allow for the development of Row Housing with reduced site depth and increased Height. The proposed zoning will conform to the Charlesworth Neighbourhood Structure Plan (NSP). All comments from civic departments and utility agencies have been addressed.

Community Insights

Advance Notices were sent to surrounding property owners, the Ellerslie & Meadows Community League Associations, and the Edmonton Southwood Community League on November 29, 2021. No responses were received.

Attachments

1. Charter Bylaw 19998
2. Administration Report