

## CHARTER BYLAW 19997

### To allow for single detached housing, The Uplands

#### Purpose

Rezoning from AG to RLD; located at 20703 - 23 Avenue NW.

#### Readings

Charter Bylaw 19997 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 19997 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

Charter Bylaw 19997 proposes to amend the Zoning Bylaw to (RLD) Residential Low Density Zone to allow for the development of single detached housing with flexible lot sizes and widths, and the opportunity for zero lot line development. The application conforms to the The Uplands Neighbourhood Structure Plan, which designates the site for low density residential uses.

This Charter Bylaw aligns with the applicable policies of The City Plan (MDP) by accommodating future growth for a population of 1.25 million within Edmonton’s existing boundaries. The application will allow for the development of single detached dwellings with flexible lot sizes and widths, including zero lot line development.

If approved, it will support Edmonton’s growing population, utilize land and infrastructure efficiently, and continue the sequential development of The Uplands neighbourhood. The Uplands is within the boundaries of the West Henday District Plan.

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

# **CHARTER BYLAW 19997**

## **Community Insights**

Advance Notice was sent to surrounding property owners and the president of the Wedgewood community league and West Edmonton Communities Council Area Council on December 9, 2022. No responses were received.

## **Attachments**

1. Charter Bylaw 19997
2. Administration Report