

CHARTER BYLAW 20059

To allow for low density residential uses, medium density residential uses, a stormwater management facility and park uses, Klarvatten.

Purpose

Rezoning from (RSL) Residential Small Lot Zone, (RA7) Low Rise Apartment Zone, (AP) Public Parks Zone and (PU) Public Utility Zone to (RLD) Residential Low Density, (RA8) Medium Rise Apartment Zone, (AP) Public Parks Zone and (PU) Public Utility Zone; Klarvatten.

Readings

Charter Bylaw 20059 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 20059 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 22, 2022 and April 30, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 20059 proposes to amend the Zoning Bylaw to (RLD) Residential Low Density Zone, (RA8) Medium Rise Apartment Zone, (AP) Public Parks Zone and (PU) Public Utility Zone to allow for single detached housing with flexibility in lot sizes and widths, including the the opportunity for zero lot line development, a multi-unit (medium rise apartment) housing site, a stormwater management facility (SWMF), and parks.

An associated amendment to the Klarvatten Neighbourhood Structure Plan under proposed Bylaw 20058 accompanies this Charter Bylaw.

The application aligns with the goals and policies of The City Plan (MDP) to accommodate all future growth for an additional 1 million population within Edmonton’s existing boundaries by allowing for the development of single detached residential housing and multi-unit housing options to support Edmonton’s growing population. It will also provide park and open space amenities (a SWMF/dry pond with a soccer pitch) in the northeast portion of the neighbourhood. The application promotes

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compact development by utilizing land and infrastructure efficiently, and will contribute towards the sequential development of the neighbourhood.

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 presidents of Lago Lindo Community League and Area Council No. 17 Area Council on August 26, 2021. Twenty-five (25) responses in opposition were received. An Engaged Edmonton website was created to collect input on the application between October 4, 2021 and October 24, 2021. A summary of community insights is provided in the Administration report.

Attachments

1. Charter Bylaw 20059
2. Administration Report (Attached to Bylaw 20058 - Item 3.20)