

CHARTER BYLAW 20122

To rezone land for low and medium density housing, a public park, and the preservation of wetlands, Aster

Purpose

To rezone portions of properties located at 1111 – 23 Avenue NW and 1141 – Aster Boulevard NW from AG to DC2, RLD, NA and AP.

Readings

Charter Bylaw 20122 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 20122 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on May 20, 2022 and May 28, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 20122 proposes to amend the Zoning Bylaw from (AG) Agricultural Zone to (DC2) Site Specific Development Control Provision, (RLD) Residential Low Density Zone, (NA) Natural Area Protection Zone and (AP) Public Parks Zone.

The proposed Zones will facilitate the development of low density housing, medium density housing (in the form of row housing), a public park, and the preservation of natural areas, in conformance with the Aster Neighbourhood Structure Plan.

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The proposed DC2 Provision will allow for small-lot, row housing that cannot be accommodated within any other standard zone. The property dimensions allowed by these regulations (maximum height of 13.0 m; minimum width of 3.65 m; and minimum depth of 25.0 m) will result in a more compact form of row housing.

All comments from civic departments and utility agencies have been addressed.

Community Insights

An Advance Notice was sent to surrounding property owners and the Fulton Meadows Community League on January 11, 2022. One response was received and is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 20122
2. Administration Report