

CHARTER BYLAW 20093

To allow for low density residential development, Rosenthal

Purpose

Rezoning land located at 7903 - 231 Street NW from AG and RMD to RLD & DC1; located at 7903 – 231 Street NW to allow for the development of single detached dwellings with decreased site depth, increased height, and increased site coverage.

Readings

Charter Bylaw 20093 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 20093 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 20093 proposes to rezone the subject site from (AG) Agricultural Zone and (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone and (DC1) Direct Development Control Provision. The proposed RLD Zone will allow for a range of low density residential development. The proposed DC1 Zone will allow for the development of low density residential housing with decreased site depth, increased site coverage, reduced rear yard setback, and increases to the maximum height.

The proposed rezoning conforms to the Rosenthal Neighborhood Structure Plan (NSP).

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 Rosenthal and Secord Community Leagues on February 24, 2022. No responses were received.

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Attachments

1. Charter Bylaw 20093
2. Administration Report