

CHARTER BYLAW 20136

To allow for a range of low density housing forms and row house development, River's Edge

Purpose

Rezoning from AG to RLD and RVRH; located at 1704 - 184 Street NW and 18904 - 23 Avenue NW.

Readings

Charter Bylaw 20136 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 20136 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on June 3, 2022 and June 11, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

This application proposes to rezone 1704 - 184 Street NW and 18904 - 23 Avenue NW and road closure Areas B-F proposed under Bylaw 20135 from (AG) Agricultural Zone to (RLD) Residential Low Density Zone and (RVRH) Riverview Row Housing Zone. The site is appropriate for these zones as the area is designated for residential development in the Riverview Neighbourhood 3 Neighbourhood Structure Plan (NSP). 23 Avenue NW is realigned as Maskegowshik Trail NW to the north in accordance with the Riverview Area Structure Plan (ASP) and is identified for residential development in the Riverview Neighbourhood 3 NSP.

The proposed rezoning is accompanied by an associated road closure (Bylaw 20135).

The rezoning supports the City Plan by contributing to 65% of Edmonton's net unit growth for new development within Edmonton's current boundary.

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All relevant 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 Cameron Heights Community League, the Windermere Community League, the Wedgewood Community League, and the West Edmonton Communities Area Council on February 25, 2022. No responses were received.

Attachments

1. Charter Bylaw 20136
2. Administration Report (Attached to Bylaw 20135 - Item 3.1)