

CHARTER BYLAW 20152

To allow for low density development, River's Edge

Purpose

Rezoning from AG to RLD; located at 1703 - 199 Street NW and 2303 - 199 Street NW.

Readings

Charter Bylaw 20152 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 20152 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

Charter Bylaw 20152 proposes to rezone the subject site from (AG) Agricultural Zone to (RLD) Residential Low Density Zone to allow for the development of low density housing, in conformance with the Neighbourhood Structure Plan, Riverview Neighbourhood 3 (River's Edge).

The application is located within the boundary of the future West Henday District Plan and 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. It will allow for the development of single detached housing with flexible lot sizes and widths, utilize land and infrastructure efficiently, and continue the sequential development of the River's Edge neighbourhood.

An associated road closure to close portions of 23 Avenue SW, Bylaw 20151, is associated with this application.

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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 Edgemont Community League on December 17, 2021. No responses were received.

Attachments

1. Charter Bylaw 20152
2. Administration Report