

## CHARTER BYLAW 20124

### To rezone land for the development of low and medium density housing, Keswick

#### Purpose

To rezone property located at 1906 – 184 Street SW from RA7 & RSL to RLD, RMD & DC1.

#### Readings

Charter Bylaw 20124 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 20124 be considered for third reading.”

#### Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on June 17, 2022 and June 25, 2022. The Charter Bylaw can be passed following third reading.

#### Position of Administration

Administration supports this proposed Charter Bylaw.

#### Report

The application proposes to rezone the subject site from (RA7) Low Rise Apartment Zone and (RSL) Residential Small Lot Zone to (RLD) Residential Low Density Zone, (RMD) Residential Mixed Dwelling Zone, and (DC1) Direct Development Control Provision. The RLD and RMD Zone will allow for the development of a mix of low density housing forms. The proposed DC1 Zone will establish areas for low and medium density residential housing including:

- Shallow-lot Single Detached Housing with the opportunity to develop both Garden Suites and Secondary Suites with the principal dwelling; and
- Shallow-lot Row Housing and Semi-detached housing with rear attached garages.

This Charter Bylaw is accompanied by associated amendments to the Windermere Area Structure Plan (Bylaw 20131) and Keswick Neighbourhood Structure Plan (Bylaw 20095).

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

#### Community Insights

An advance Notice for the applications was sent to surrounding property owners and the Greater Windermere and Chappelle Community Leagues on February 16 and February 18, 2022. Two responses were received and are summarized in the attached Administration Report.

## **CHARTER BYLAW 20124**

### **Attachments**

1. Charter Bylaw 20124
2. Administration Report (Attached to Bylaw 20131 - Item 3.4)