

CHARTER BYLAW 20262

To allow for small lot, low density residential development, Windermere

Purpose

Rezoning from AG and RA7 to DC2; located at 905 – 172 Street SW and 17225 - 9B Avenue SW.

Readings

Charter Bylaw 20262 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 20262 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on August 26 and September 3, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 20262 proposes to amend the Zoning Bylaw from (AG) Agricultural Zone and (RA7) Low Rise Apartment Zone to (DC2) Site Specific Development Control Provision. The DC2 Zone will allow for the development of low density residential housing forms on smaller lots, including single detached, semi-detached and duplex housing. The housing may be developed as part of a multi-project site. The property dimensions allowed by these DC2 regulations (a maximum height of 11.0 m; an opportunity for ‘zero lot line’ development, and a smaller lot size) will result in more compact forms of low density residential housing that could not be accommodated through a standard zone.

Associated applications are advancing concurrently under Bylaw 20269 to amend the Windermere Area Structure Plan and Bylaw 20270 and The Windermere Neighbourhood Structure Plan to align with this application. There are also associated road closure applications under Bylaw 20267 and Bylaw 20268, which include a portion of road closure land to be consolidated with the DC2 site to facilitate low density residential development.

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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 Greater Windermere Community League on April 28, 2022. Number responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 20262
2. Administration Report (attached to Bylaw 20269 - item 3.18)