

CHARTER BYLAW 20052

To allow for a multi-unit project development in the form of low density residential, The Uplands

Purpose

Rezoning from RF6 to DC2; located at 19904 - 31 Avenue NW.

Readings

Charter Bylaw 20052 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 20052 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on August 26, 2022 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 20052 proposes to rezone a 2.1 hectare site in the The Uplands neighbourhood from the (RF6) Medium Density Multiple Family Zone to a (DC2) site Specific Development Control Provision. The DC2 Provision will allow for the development of compact, ground oriented low density residential (single detached, semi-detached and/or duplex housing) as part of a multi-unit project development with private roads and pedestrian connections, and private and common amenity areas. This rezoning is associated with an amendment to the The Upland Neighbourhood Structure Plan (Bylaw 20051).

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, the Wedgewood Ravine Community League, and the West Edmonton Communities Area Council on January 12, 2022. No responses were received.

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Attachments

1. Charter Bylaw 20052
2. Administration Report (attached to Bylaw 20051 - item 3.12)