

CHARTER BYLAW 20179

To allow for low density and multi-unit housing, Keswick

Purpose

Rezoning from CSC and RMD to RA7 and RMD; located at 1704 - 170 Street SW

Readings

Charter Bylaw 20179 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 20179 be considered for third reading.

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on March 17, 2023, and March 25, 2023. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of Charter Bylaw 20179 is to rezone the subject site from (CSC) Shopping Centre Zone and (RMD) Residential Mixed Dwelling Zone to (RA7) Low Rise Apartment Zone and (RMD) Residential Mixed Dwelling Zone. The proposed RA7 zone will allow for low rise residential buildings up to 16 metres in height (approximately four storeys) with limited commercial opportunities at ground level, and the proposed RMD zone will allow for a range of dwelling types, including single detached, semi-detached and row housing.

Associated applications have been made to amend the Windermere Area Structure Plan (Bylaw 20177) and Keswick Neighbourhood Structure Plan (Bylaw 20178) to align with this proposal.

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

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Community Insights

A notice of the proposed land use changes was sent to surrounding property owners and the president of the Greater Windermere Community League on March 1, 2022. No responses were received.

Attachments

1. Charter Bylaw 20179
2. Administration Report (attached to item 3.5 - Bylaw 20177)