

CHARTER BYLAW 20521

To allow for a range of ground-oriented housing forms with flexible lot sizes and widths, including row housing, Rosenthal

Purpose

Rezoning from AG and RA7 to RF5, RLD, US and PU; located at 22375 - 92 Avenue NW and 8915 & 9131 - 231 Street NW

Readings

Charter Bylaw 20521 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 20521 be considered for third reading.

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on June 9, 2023, and June 17, 2023. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The proposed zoning would allow for the development of multi-unit housing in the form of row housing (RF5); a range of ground-oriented housing forms (RLD); public education services, private education services and public parks (US); and essential utility services in the form of utility corridors and/or stormwater management facilities (PU).

This proposed rezoning is associated with a proposed amendment to the Rosenthal Neighbourhood Structure Plan (Bylaw 20520) to adjust the amount and location of different residential densities in the neighbourhood.

This proposal aligns with the goals and policies of The City Plan to accommodate all future growth for an additional one million people within Edmonton's existing boundaries.

CHARTER BYLAW 20521

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

Community Insights

A notice of the proposed land use changes was mailed to surrounding property owners and the presidents of the Rosenthal and Secord Community Leagues as well as the West Edmonton Council of Community Leagues on December 20, 2022. No responses were received.

Attachments

1. Charter Bylaw 20521
2. Administration Report (attached to Bylaw 20520 - item 3.3)