

Charter Bylaw 19311

To allow for ground oriented housing and the expansion of an existing religious assembly use, Aster

Purpose

Rezoning from (AG) Agricultural Zone, (DC1) Direct Development Control Provision, (DC2) Site Specific Development Control Provision to (RLD) Residential Low Density Zone and (US) Urban Services Zone; located at 1303 – 23 Avenue NW, Aster.

Readings

Charter Bylaw 19311 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 19311 be considered for third reading.”

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on July 31, 2020 and August 8, 2020. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of proposed Charter Bylaw 19311 is to rezone the subject site from (AG) Agricultural Zone, (DC1) Direct Development Control Provision, and (DC2) Site Specific Development Control Provision to (RLD) Residential Low Density Zone and (US) Urban Services Zone. The proposed RLD zone will allow for a variety of low density housing forms. The proposed US zone will allow for the expansion of an existing church site.

An associated amendment to the Aster Neighbourhood Structure Plan is proposed concurrently with Bylaw 19310 to recognize the reconfigured church site and ensure consistency with the proposed rezoning. Administrative amendments are also included for statistical and mapping updates based on minor land use changes that have occurred through previously approved subdivisions and rezonings.

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

Public Engagement

Advance Notice was sent to surrounding property owners and the Fulton Meadows Community League on March 24, 2020. No responses were received.

Attachments

- Charter Bylaw 19311
- Administration Report (attached to Bylaw 19310 - item 3.11)