

Charter Bylaw 19299

To allow for medium and high density residential development, Rosenthal

Purpose

Rezoning from (AG) Agricultural Zone to (RA7) Low Rise Apartment Zone and (RA8) Medium Rise Apartment Zone; located at 8620 and 9204 – Winterburn Road NW, Rosenthal.

Readings

Charter Bylaw 19299 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 19299 be considered for third reading.”

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on June 5, 2020, June 13, 2020, and June 16, 2020. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 19299 proposes to rezone the subject site from (AG) Agricultural Zone to (RA7) Low Rise Apartment Zone and (RA8) Medium Rise Apartment Zone. The proposed zoning would allow for medium and high density residential development in the form of multi-unit housing with a maximum height of 16 and 23 meters respectively, and would form part of a Community Town Centre in the Rosenthal neighbourhood.

Associated applications have been made to amend the Lewis Farms Area Structure Plan (Bylaw 19297) and the Rosenthal Neighbourhood Structure Plan (Bylaw 19298) to reflect the proposed rezoning. All three bylaws are being proposed concurrently.

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 Rosenthal and Second Community Leagues on February 5, 2020. No responses were received.

Attachments

1. Charter Bylaw 19299
2. Administration Report (attached to Bylaw 19297 - Item 3.14)