

## Charter Bylaw 19308

To allow for low density residential uses, row housing, two park sites and environmental reserve, Glenridding Ravine

### Purpose

Rezoning from (AG) Agricultural Zone to (RLD) Low Density Residential Zone, (RSL) Residential Small Lot Zone, (DC1) Direct Development Control Provision, (AP) Public Parks Zone and (A) Metropolitan Recreation Zone; 2815 - 170 Street SW, 15803 - 28 Avenue SW, and 511 Glenridding Ravine Drive SW, Glenridding Ravine.

### Readings

Charter Bylaw 19308 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 19308 be considered for third reading."

### Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on May 22, 2020, May 30, 2020, and June 2, 2020. The Charter Bylaw can be passed following third reading.

### Position of Administration

Administration supports this proposed Charter Bylaw.

### Report

Charter Bylaw 19308 proposes to amend the Zoning Bylaw from (AG) Agricultural Zone to (RLD) Low Density Residential Zone, (RSL) Residential Small Lot Zone, (DC1) Direct Development Control Provision, (AP) Public Parks Zone and (A) Metropolitan Recreation Zone.

The purpose of this Charter Bylaw is to allow for low density residential uses, multi-unit housing (row housing), two pocket park sites and establish the top-of-bank setback area as Environmental Reserve. The proposed DC1 Provision will allow for the development of multi-unit housing in the form of row housing on shallow lots.

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 Chappelle and Greater Windermere Community Leagues on January 20, 2020. No responses were received.

### **Attachments**

1. Charter Bylaw 19308
2. Administration Report