

Charter Bylaw 19313

To allow for a variety of low density and medium density housing, Keswick

Purpose

Rezoning from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision; Keswick.

Readings

Charter Bylaw 19313 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 19313 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 19313 proposes to change the Zoning Bylaw from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision in the south-central portion of the Keswick neighbourhood.

This Charter Bylaw will facilitate the development of the following built-forms:

- Area “A”: shallow lot single detached housing
- Area “B”: semi-detached reverse housing fronting a park and with vehicular access from a lane
- Area “C”: shallow-lot, stacked row housing with front attached garages
- Area “D”: shallow-lot row housing

Charter Bylaw 19313 proposes to combine two existing DC1 Provisions (Bylaws 18301 and 17461) in the following ways:

- removing “Area D” from the existing DC1 (Bylaw 18301);
- combining “Area D” with the existing DC1 (Bylaw 17461);

- maintain the same list Uses currently allowed in both DCs, but adding Secondary Suites as a Use; and
- performing administrative updates.

Proposed Charter Bylaw 19313 conforms to the Keswick Neighbourhood Area Structure Plan, which designates the lands for low density residential uses, row housing uses, and low rise/multi-/medium density residential uses.

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 president of the Greater Windermere Community League on March 24, 2020. One email of concern was received opposing the addition of Secondary Suites, citing it will cause traffic congestion and off street parking is inadequate within the area.

Attachments

1. Charter Bylaw 19313
2. Administration Report