

Charter Bylaw 19155

To allow for low density residential development and shallow-lot multi-unit housing, Cy Becker

Purpose

Rezoning from AG, RF5, DC1 to AG, RLD, DC2; located at 17303 - 50 Street NW.

Readings

Charter Bylaw 19155 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 19155 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on February 21, 2020, and February 29, 2020. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 19155 proposes to rezone the subject site from (AG) Agricultural Zone, (RF5) Row Housing Zone, and (DC1) Direct Development Control Provision to (AG) Agricultural Zone, (RLD) Residential Low Density Zone, and (DC2) Site Specific Development Control Provision. The site is located north of Cy Becker Road NW and east of 50 Street NW.

The intent is to provide for low density residential development and shallow-lot Multi-unit Housing, and to realign zoning boundaries to be contiguous with updated subdivision boundaries. A proposed amendment to the Cy Becker Neighbourhood Structure Plan under Bylaw 19154 has been submitted in conjunction with this rezoning. The purpose of the Plan amendment is to update the text of the Plan.

All comments from affected city departments and utility agencies have been addressed.

Public Engagement

The applicant administered a DC2 pre-application notification on September 30, 2019. Advance notice for the rezoning was sent out to surrounding property owners, Area Council Number 17, Clareview and District Area Council and the Horse Hill Community League on November 21, 2019. No responses to the advance notice were received.

Attachments

1. Charter Bylaw 19155
2. Administration Report (attached to Bylaw 19154 - Item 3.18)