

Charter Bylaw 18955

To allow for a variety of low density residential uses with flexible lot sizes, Crystallina Nera West

Purpose

Rezoning from RF4 to RLD; located at 17419, 17423 - 77 Street NW, 7703, 7707, 7711, 7715, 7719, 7723, 7727 and 7731 – 174B Street NW.

Readings

Charter Bylaw 18955 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 Bylaws 18955 and 18956 be considered for third reading.”

Advertising and Signing

Charter Bylaw 18955 has been advertised in the Edmonton Journal, on August 9, 2019 and August 17, 2019. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The proposed (RLD) zone will allow for the opportunity to develop a variety of low density residential land uses in the form of single and semi-detached housing, duplex housing, as well as secondary suites and garden suites. The proposed zone also allows for flexibility in lot size and width, including zero lot line development.

Charter Bylaw 18955 conforms to the Crystallina Nera West Neighbourhood Structure Plan (NSP) which designates the site for low density residential uses.

Public Engagement

An advance notice was sent to surrounding property owners and the Lago Lindo Community League and Area Council No. 17 Area Council, on March 11, 2019. No responses to the advance notice were received.

Attachments

1. Charter Bylaw 18955
2. City Planning Report