

Charter Bylaw 19485

To allow for low density residential development, Keswick

Purpose

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

Readings

Charter Bylaw 19485 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 19485 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on November 20 and November 28, 2020. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 19485 proposes to change the Zoning Bylaw from (DC1) Direct Development Control Provision and (RSL) Residential Small Lot Zone to (DC1) Direct Development Control Provision and (RLD) Residential Low Density Zone in the south-central portion of the Keswick Neighbourhood.

The current DC1 Provision is divided into four sub-areas and allows for a range of low density residential uses, as well as Multi-unit residential uses in the form of Row Housing and Stacked Row Housing. This proposal only amends ‘Area A’ which designates the lands for low density residential uses utilizing shallow lot single detached housing, by adding the opportunity for Secondary Suites. Other areas of the DC1 regulation are designated for Multi-unit residential uses. The proposal conforms to the Keswick Neighbourhood Area Structure Plan.

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 Greater Windermere Community League on August 5, 2020. No responses were received.

Attachments

1. Charter Bylaw 19485
2. Administration Report