

Charter Bylaw 19509

To increase the maximum allowable site coverage to facilitate the development of an amenity building, Chappelle

Purpose

Rezoning from DC1 to DC1; located at 1234 Chappelle Boulevard SW

Readings

Charter Bylaw 19509 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 19509 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 19509 proposes to amend the Zoning Bylaw from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision. The proposed amendment will increase the maximum allowable site coverage by 3% to facilitate the development of an amenity building. The small increase in site coverage is the only material change to the DC1 Provision, which allows for multi-unit housing in the form of Row Housing and Stacked Row Housing, as well as Duplex and Semi-detached Housing.

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 Chappelle Community League on September 2, 2020. One response was received and is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19509
2. Administration Report