

Charter Bylaw 19533

To allow for a range of ground oriented housing forms with flexibility in lot size, McConachie

Purpose

Rezoning from AG and RPL to RLD; located at 1360 McConachie Boulevard NW.

Readings

Charter Bylaw 19533 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 19533 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on January 8, 2021 and January 16, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The proposed rezoning to (RLD) Residential Low Density Zone is accompanied by Bylaw 19532 an amendment to the McConachie Neighbourhood Structure Plan which redesignates a portion of the land being rezoned from Row Housing to Low Density Residential. The RLD Zone is compatible with surrounding land uses and will allow the development of a range of ground oriented housing forms with flexibility in lot size. The RLD Zone allows for the development of Single Detached, Semi-detached and Duplex Housing but not Row Housing.

The proposal is in alignment with the City Plan by facilitating the development of residential in the McConachie neighbourhood and allowing the Northeast District to accommodate future growth to a population of 1.25 million within Edmonton's existing boundaries.

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 Horse Hill Community League (1995) Association, the Area Council No. 17 Area Council, and the Clairview and District Area Council on September 22, 2020. No responses were received.

Attachments

1. Charter Bylaw 19533
2. Administration Report (Attached to Bylaw 19532 - item 3.15)