

Charter Bylaw 19546

To allow for low density residential development, Chappelle

Purpose

Rezoning from RMD to DC1; located at 3103 – 156 Street SW.

Readings

Charter Bylaw 19546 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 19546 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on January 22 and January 30, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 19546 proposes to change the Zoning Bylaw from (RMD) Residential Mixed Dwelling Zone to (DC1) Direct Development Control Provision in the north-western portion of the Chappelle Neighbourhood.

The proposed DC1 would allow for the development of single detached housing on a zero-lot line lot, with the opportunity for Secondary Suites and Garage Suites on the same lots. The proposal conforms to the Chappelle Neighbourhood Area Structure Plan, and the proposed low density DC1 zone is compatible with the surrounding low density residential development. The proposed rezoning will increase residential housing opportunities by gently increasing density within a single detached residential context.

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 Chappelle Community League on October 5, 2020. No responses were received.

Attachments

1. Charter Bylaw 19546
2. Administration Report