

Charter Bylaw 19568

To allow for Single Detached and Semi-detached Housing, Chappelle

Purpose

Rezoning from RPL to DC1 and RF4; for a portion of NW-14-51-25-4, Lots 104 and 105, Block 12, Plan 1720518, located at 3103 - 156 Street SW, 2880 - Coughlan Green SW, and 2878 - Coughlan Green SW.

Readings

Charter Bylaw 19568 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 19568 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on February 5 and February 13, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

This land use amendment application was submitted by Stantec Consulting Ltd. on August 28, 2020 on behalf of Brookfield Residential. The application proposes to rezone the site from (RPL) Planned Lot Residential Zone to (DC1) Direct Development Control Provision and (RF4) Semi-detached Residential Zone.

The proposed DC1 and RF4 Zones conform with the low density residential designation prescribed in the Chappelle Neighbourhood Area Structure Plan (NASP) and meets Objective 3.3.2.1 of the NASP which seeks to provide a variety of housing types in different physical forms to meet the needs of different age and income groups.

The stated intent of the DC1 Zone, however, may not meet Objectives 3.3.1.3 and 3.2.4 of the Chappelle NASP which encourages a compact, integrated urban form that responsibly uses the land resources and to develop built form with a strong relationship to the street.

More detailed information about the Plan objectives are provided in the attached Administration report.

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 22, 2020. Two responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19568
2. Administration Report