

Charter Bylaw 19570

To allow for Row housing and low density housing, Glenriding Ravine.

Purpose

Rezoning from DC2 to DC1 & RLD; 150 Glenriding Ravine Rd SW, 1705 Rabbit Hill Rd SW and 1821 Rabbit Hill Road SW, 1503 to 1542 -157 Street SW.

Readings

Charter Bylaw 19570 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 19570 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 application proposes to rezone the subject site from (DC2) Site Specific Development Control Provision to (DC1) Direct Development Control Provision and (RLD) Residential Low Density Zone. The proposed DC1 Provision will allow for a unique row housing product with front attached garages and greater height (up to 14.0 meters) than allowed under the (RF5) Row Housing Zone, and the proposed RLD zone will allow for low density housing forms.

This application is accompanied by Bylaw 19569, which proposes to amend the Glenriding Ravine Neighbourhood Structure Plan (NSP) to align with this proposed rezoning.

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 and Chappelle Community Leagues on December 10, 2020. One response was received and is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19570
2. Administration Report (Attached to Bylaw 19569 item 3.8)