

Charter Bylaw 19603

To allow for Single Detached Housing on shallow lots, Desrochers

Purpose

Rezoning from RMD and RF6 to DC2; located at 3303 – 141 Street SW.

Readings

Charter Bylaw 19603 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 19603 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on February 26 and March 6, 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 (RMD) Residential Mixed Dwelling Zone and (RF6) Medium Density Multiple Family Zone to (DC2) Site Specific Development Control Provision. The proposed DC2 Provision will allow for Single Detached Housing on shallow lots with a maximum site coverage of 60% as part of a multi-unit development project.

This application is accompanied by Bylaw 19602, which proposes to amend the Desrochers Neighbourhood Area Structure Plan (NASP) to align with this proposed rezoning.

All comments from civic departments and utility agencies regarding this proposal have been addressed.

Public Engagement

Advance Notice was sent to surrounding property owners, as well as the Blackmud Creek and Chappelle Community Leagues on October 15, 2020. No responses were received.

Attachments

1. Charter Bylaw 19603
2. Administration Report (Attached to Bylaw 19602 - item 3.11)