

## Charter Bylaw 19693

To allow for a range of low density housing and row housing, The Uplands

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### Purpose

Rezoning from DC1 and RF5 to RLD, DC1 and DC2; located at 2303 – 199 Street NW and rezoning from DC1 to DC1; located at 19313 to 19341 - 26a Avenue NW and 2604 to 2616 -193 Street NW, The Uplands.

### Readings

Charter Bylaw 19693 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 19693 be considered for third reading.”

### Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 30, 2021 and May 8, 2021. The Charter Bylaw can be passed following third reading.

### Position of Administration

Administration supports this proposed Charter Bylaw.

### Report

The rezoning proposed with Charter Bylaw 19693 conforms with The Uplands Neighbourhood Structure Plan which identifies the area for Low Density Residential and Row Housing. It also supports the direction of the City Plan by providing housing for the City’s first anticipated population growth from 1 to 1.25 million people.

The proposed rezoning to RLD has the effect of modifying the boundary of the DC1 area that was approved under Bylaw 18262 by reducing the area of that Provision to the DC1 area identified in Schedule “G” of Charter Bylaw 19693. It also eliminates the DC1 that was approved under Bylaw 18775. The RLD zone was not available at the time this area was originally zoned. This portion of the rezoning application represents the applicant / owner's desire to facilitate development under a standard zone as it offers more flexibility than the DC1. The RLD Zone was developed to create a zone that was more responsive to industry needs and approved with Charter Bylaw 18862, February 25, 2019.

The balance of the rezoning application is from RF5 to DC1 and DC2. The applicant’s stated reason is to accommodate builder preferences with regard to the development

of Row Housing that cannot be accommodated under the RF5 Zone. The NSP supports the use of Direct Control Provisions.

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

### **Public Engagement**

Advance Notice was sent to surrounding property owners, the Cameron Heights Community League, the Wedgewood Ravine Community League and the Greater Windermere Community League on January 11, 2021. No responses were received.

### **Attachments**

1. Charter Bylaw 19693
2. Administration Report