

Charter Bylaw 19674

To allow for a variety of ground oriented housing types including row housing on shallow lots, Riverview Neighbourhood 3

Purpose

Rezoning from AG to RLD & DC1; located at 2303 – 199 Street NW, Riverview Neighbourhood 3.

Readings

Charter Bylaw 19674 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 19674 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 16, 2021 and April 24, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 19674 proposes to rezone the subject site from (AG) Agricultural Zone to (RLD) Residential Low Density Zone and (DC1) Direct Development Control Provision in conformance with the Riverview Neighbourhood 3 (River’s Edge) Neighbourhood Structure Plan which designates the site for Low and Medium Density Residential Development. The purpose of this rezoning is to facilitate narrower lots.

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 Greater Windermere, Cameron Heights and Wedgewood Ravine Community League’s on December 10, 2020. No responses were received.

Attachments

1. Charter Bylaw 19674
2. Administration Report