

Charter Bylaw 19663

To allow for low density residential housing and a stormwater management facility, Riverview Neighbourhood 3

Purpose

Rezoning from (AG) Agricultural Zone to (DC1) Direct Development Control Provision, (PU) Public Utility Zone and (RLD) Residential Low Density Zone; located at 18904 - 23 Avenue NW and 2303 - 199 Street NW, Riverview Neighbourhood 3.

Readings

Charter Bylaw 19663 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 19663 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on April 16 and April 24, 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 a 10.7 ha site to allow for low residential uses and a stormwater management facility. The proposed DC1 will allow for low density residential housing to be developed on a lot adjacent to a former well site by regulating a greater setback between the residential lot and the adjacent well site, which is located in a walkway.

The proposed zoning conforms with the Riverview Neighbourhood 3 Neighbourhood Structure Plan and meets the objectives of the Plan to offer a variety of low density housing types, as well providing a Storm Water Management Facility (SWMF) to foster an efficient stormwater drainage system.

This proposal aligns with the applicable policies of The City Plan (MDP) by accommodating all future growth for an additional 1.25 million population within Edmonton's existing boundaries.

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

Public Engagement

An Advance Notice was sent to surrounding property owners and the Cameron Heights Community League, Greater Windermere Community League, and Wedgewood Ravine Community League on February 3, 2016; a second notice was sent out on June 20, 2016; a third notice was sent on December 1, 2020. No responses were received from the notifications.

Attachments

1. Charter Bylaw 19663
2. Administration Report