

Charter Bylaw 19671

To allow back-to-back Stacked Row Housing, Chappelle

Purpose

Rezoning from RPL to DC2; located at 3103 – 156 Street SW.

Readings

Charter Bylaw 19671 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 19671 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 16 and 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 the subject site from (RPL) Planned Lot Residential Zone to (DC2) Site Specific Development Control Provision. The DC2 Provision will allow for Stacked Row Housing in the form of four back-to-back dwellings on separate parcels, on what would normally be two single detached residential lots. This application is accompanied by Bylaw 19670, which proposes to amend the Chappelle NASP to align with this proposed rezoning.

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

Public Engagement

Advance Notice was sent to surrounding property owners and the Chappelle and Greater Windermere Community Leagues on January 7, 2021. No responses were received.

Attachments

1. Charter Bylaw 19671
2. Administration Report (Attached to Bylaw 19670 - item 3.8)