

# Charter Bylaw 19636

To allow for multi-unit housing, Kinglet Gardens

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## Purpose

Rezoning from RF5 to DC1; located at 11870 - Winterburn Road NW.

## Readings

Charter Bylaw 19636 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 19636 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 19636 proposes to rezone the site to (DC1) Direct Development Control Provision to allow for the development of site-specific multi-unit housing (row housing) with increased site coverage and height compared to the existing RF5 Zone.

An administrative amendment to the text of the Kinglet Gardens Neighbourhood Structure Plan accompanies this Charter Bylaw. The NSP designates the site for Street Oriented Residential (Row Housing) uses.

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 Big Lake Community League and Big Lake Estates Homeowners Association Area Council on January 12, 2021. No responses were received.

## Attachments

1. Charter Bylaw 19636
2. Administration Report (attached to Bylaw 19688 - item 3.10)