

Charter Bylaw 19771

To allow for the realignment of the current zoning boundary lines, Potter Greens

Purpose

Rezoning from DC1, AP and NA to NA, DC1 and PU; located at 1025 - Webber Greens Drive NW; 8720 - 199 Street NW; 8601 - 199 Street NW & 19904 Whitemud Drive NW, Potter Greens.

Readings

Charter Bylaw 19771 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 19771 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on July 30 and August 7, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

CHARTER BYLAW 19771 proposes to amend the Zoning Bylaw from (DC1) Direct Development Control Provision, (AP) Public Parks Zone and (NA) Natural Area Protection Zone to (DC1) Direct Development Control Provision, (PU) Public Utility Zone and (NA) Natural Area Protection Zone. The proposed DC1 Provision will allow for a Light Rail Transit Station, Light Rail Vehicle Storage, and Park and Ride Facilities. While the PU, AP and NA Zones will allow for the continued use of open space, a stormpond and the protection of the natural areas.

The existing DC1 was approved in November 2018, Since then, a survey plan was completed and delineated precise boundaries of the zones. This application realigns the zoning lines to coincide with the subdivision lines.

This proposal is in alignment with the applicable policies of CityPlan (MDP) by building on the existing LRT network and expanding and improving access to natural systems and open spaces in support of biodiversity and the health and enjoyment of all

Edmontonians; and the Potter Greens Neighbourhood Structure Plan which identifies the site for Transit Terminal, a Light Rail Vehicle Storage (Public Utility), park and Stormwater Management Facility.

An associated subdivision is currently under review by Administration.

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 Belmead and Lewis Farms Estates Community Leagues on May 11, 2021. No responses were received.

Attachments

1. Charter Bylaw 19771
2. Administration Report