

Charter Bylaw 18497

To allow for the development of residential, commercial, and stormwater management facility uses, Edgemont

Purpose

Rezoning from AG, RSL, RF4, AP to RSL, RF4, RA7, DC1, CNC, PU, located at 3755, 3810, 3910, 3985, 4045 and 4050 - 199 Street NW, and 19903 Lessard Road NW, Edgemont.

Readings

Charter Bylaw 18497 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 18497 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on August 3, 2018, and August 11, 2018. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

This application proposes to rezone land from (AG) Agricultural Zone, (RSL) Residential Small Lot Zone, (RF4) Semi-detached Residential Zone, and (AP) Public Parks Zone to (RSL) Residential Small Lot Zone, (RF4) Semi-detached Residential Zone, (RA7) Low Rise Apartment Zone, (DC1) Direct Development Control Provision, (PU) Public Utility Zone, and (CNC) Neighbourhood Convenience Commercial Zone.

The approved Edgemont Neighbourhood Area Structure Plan designates the subject land for Single/Semi-detached, Low Rise/Medium Density Housing, Neighbourhood Commercial, and Stormwater Management Facility uses. Accordingly, the proposed zones facilitate the development of single detached housing, semi-detached housing, apartment housing, stormwater management facility, and commercial uses. The proposed DC1 Provision allows for zero lot line development, in the form of single detached housing with the elimination of one side setback.

This Charter Bylaw transforms Edmonton's urban form and improves Edmonton's livability. The provision of land for residential development supports a diverse and compact urban form as the city's population grows.

Comments from civic departments and utility agencies have been addressed.

Policy

This application supports policies of *The Way We Grow*, Edmonton's Municipal Development Plan. It provides land for residential uses that supports contiguous development and infrastructure, in order to accommodate growth in an orderly and economical fashion. It also promotes the completion of developing neighbourhoods by providing public infrastructure and services for livability.

Corporate Outcomes

- Edmonton is attractive and compact
- The City of Edmonton has sustainable and accessible infrastructure

Public Consultation

On January 22, 2015, City Administration sent an advance notice to surrounding property owners, The Hamptons, Glastonbury, and Wedgewood Community Leagues, and the West Edmonton Communities Council Area Council. The application was later placed on hold while utility related work was completed within the subject area. On July 5, 2018, notices were reissued to advise of the rezoning proposal's reactivation. No comments were received in response to either notification.

Attachments

1. Charter Bylaw 18497
2. Urban Form and Corporate Strategic Development Report