

## Charter Bylaw 18468

To allow for single and semi-detached housing, limited row housing, street-oriented row housing, senior's housing, and assemble land for the completion of a park site; Stewart Greens

### **Purpose**

Rezoning from RSL, AP and PU to RPL, RMD, UCRH, AP and DC1, located at 20010 and 20403 - Stony Plain Road NW, Stewart Greens.

### **Readings**

Charter Bylaw 18468 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 18468 be considered for third reading."

### **Advertising and Signing**

This Charter Bylaw has been advertised in the Edmonton Journal on June 22, 2018, and June 30, 2018. The Charter Bylaw can be passed following third reading.

### **Position of Administration**

Administration supports this Bylaw.

### **Report**

The purpose of Charter Bylaw 18468 is to amend the Zoning from (RSL) Residential Small Lot Zone, (AP) Public Parks Zone and (PU) Public Utility Zone to (RPL) Residential Planned Lot Zone, (RMD) Residential Mixed Dwelling Zone, (UCRH) Urban Character Row Housing Zone, (AP) Public Parks Zone and (DC1) Direct Development Control Provision to allow for the opportunity to develop low and medium density residential uses in the form of single detached and semi-detached housing, limited row housing, street-oriented row housing, senior's housing with supportive uses, and enable the assembly of land for the completion of a park site.

The purpose of the proposed (DC1) Direct Development Control Provision is to provide senior's housing and extended medical treatment services that integrate supportive and long-term care uses such as a variety of housing types including row housing, stacked row housing, apartment housing, lodging housing and group homes, with a limited range of retail, service and institutional uses. Non-residential uses will primarily service the residential long-term care and visitors of the area.

The proposed rezoning conforms to the Lewis Estates Area Structure Plan and Stewart Greens Neighbourhood Structure Plan, and is compatible with surrounding existing zones, provides the opportunity for a variety of housing, and will promote the completion of a developing neighbourhood by providing the opportunity for public infrastructure, including a public park space and future multi-use trail, and services for livability.

Charter Bylaw 18467 to amend the Zoning Bylaw's (RPL) Residential Planned Lot Zone to define and include setback regulations for Reverse Housing and Zero Lot Line development accompanies this Bylaw.

Comments from civic departments and utility agencies have been addressed.

### **Policy**

The application supports the policies of *The Way We Grow*, Edmonton's Municipal Development Plan by providing housing choice, a connected network of park space and supporting contiguous development.

### **Corporate Outcomes**

- Edmonton is attractive and compact
- The City of Edmonton has sustainable and accessible infrastructure
- Edmontonians are connected to the city in which they live, work and play

### **Public Consultation**

Advance notification was sent on January 26, 2018, to surrounding property owners, the Lewis Estates Community League and West Edmonton Communities Council Area Council. No comments were received in response to the advance notification.

### **Attachments**

1. Charter Bylaw 18468
2. Urban Form and Corporate Strategic Development (attached to Bylaw 18467 - Item 3.6)