

Charter Bylaw 18444

To allow for the development of low density residential, Grovenor

Purpose

Rezoning from RF1 to DC2, located at 14503 - Stony Plain Road NW, Grovenor.

Readings

Charter Bylaw 18444 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 18444 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

This application proposes to rezone land from (RF1) Single Detached Residential Zone to (DC2) Site Specific Development Direct Control Provision. The proposed rezoning would allow for low density residential in the form of a Row Housing development with five units that are family oriented and compatible with the surrounding development. The subject site is adjacent to a Transit Avenue (Stony Plain Road NW) and is well served by high frequency mass transportation with the existing bus services and future West Valley Line LRT service. This site also has easy access to Edmonton's ravine system and shared-use path network (through Mackinnon Ravine).

Comments from civic departments and utility agencies have been addressed.

Policy

- *The Way We Grow*, Edmonton's Municipal Development Plan

Corporate Outcomes

The Way Ahead, Edmonton's Strategic Plan, is supported through the following Corporate Outcome and Strategic Goals:

- Edmonton is attractive and compact - This Bylaw transforms Edmonton's urban form by providing the opportunity for family oriented development that is in close proximity to high-frequency transit and other amenities.

Public Consultation

On February 27, 2018, advance notice was sent to surrounding landowners. Two responses were received in opposition to the proposed rezoning. A summary of the concerns are contained is contained within the attached report.

Attachments

1. Charter Bylaw 18444
2. Urban Form and Corporate Strategic Development report