

Charter Bylaw 18424

To allow for the development of street oriented residential uses, Edgemont

Purpose

Rezoning from AP and RSL to RMD, located at 20574 - 35 Avenue NW, Edgemont.

Readings

Charter Bylaw 18424 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 18424 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on May 25, 2018, and June 2, 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 (AP) Public Parks Zone and (RSL) Residential Small Lot Zone to (RMD) Residential Mixed Dwelling Zone. The Edgemont Neighbourhood Area Structure Plan designates the subject area for Street Oriented Residential uses. Accordingly, the proposed RMD Zone facilitates the development of single detached, semi-detached, and row housing uses.

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.

An associated proposal to close portions of 35 Avenue NW is concurrently advancing, under Bylaw 18243.

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, by providing land for residential uses that supports contiguous development and infrastructure, in order to accommodate growth in an orderly and economical fashion.

Corporate Outcomes

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

Public Consultation

On December 13, 2016, Urban Form and Corporate Strategic Development sent an advance notice to surrounding property owners, The Hamptons and Wedgewood Community Leagues, and the West Edmonton Council Communities Area Council.

A summary of responses received is included in the attached from Urban Form and Corporate Strategic Development report.

Attachments

1. Charter Bylaw 18424
2. Urban Form and Corporate Strategic Development (attached to Bylaw 18423 – Item 3.2)