

## Bylaw 18266

### Amendment to the Glenriding Ravine Neighbourhood Structure Plan

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#### **Purpose**

To redesignate land located in the northwestern portion of the Glenriding Ravine neighbourhood from low density residential to row housing.

#### **Readings**

Bylaw 18266 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 Bylaw 18266 be considered for third reading."

#### **Advertising and Signing**

This Bylaw has been advertised in the Edmonton Journal on May 25, 2018, and June 2, 2018. The Bylaw can be passed following third reading.

#### **Position of Administration**

Administration supports this Bylaw.

#### **Report**

Bylaw 18266 proposes to amend the Glenriding Ravine Neighbourhood Structure Plan by redesignating approximately 3 hectares of land from low density residential to row housing. An administrative update is also proposed and summarized in the attached report.

The proposed amendment will maintain the Neighbourhood Structure Plan's existing residential density of 35 units per net residential hectare, meeting the requirements of the Edmonton Metropolitan Region Board's 2017 Growth Plan.

The proposed amendment conforms with the Windermere Area Structure Plan which designates the site for residential uses and aligns with the goals and objectives of the Glenriding Ravine Neighbourhood Structure Plan which encourage a variety of housing forms, efficient use of land and placement of row housing near major roadways and public transit.

Associated Charter Bylaw 18425 proposes to rezone the site from (AG) Agricultural Zone to (DC2) Site Specific Development Control Provision to allow for row housing.

#### **Policy**

The application supports the policies of *The Way We Grow* by providing a greater range of housing choice and promoting the completion of a developing neighbourhood.

#### **Corporate Outcomes**

- Edmonton is attractive and compact

- The City of Edmonton has sustainable and accessible infrastructure
- Edmontonians use public transit and active modes of transportation
- Edmontonians use facilities and services that promote healthy living

### **Public Consultation**

An advance notice was sent on September 11, 2017, to surrounding property owners, the Greater Windermere Community League and the Heritage Point Community League. No responses were received.

### **Attachments**

1. Bylaw 18266
2. Urban Form and Corporate Strategic Development report