

Charter Bylaw 18425

To allow row housing, Glenridding Ravine

Purpose

Rezoning from AG to DC2, located at 1106 - 156 Street SW, 1821 - Rabbit Hill Road SW, and 1920 - 156 Street SW, Glenridding Ravine.

Readings

Charter Bylaw 18425 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 18425 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 Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

Charter Bylaw 18425 proposes to amend the Zoning Bylaw from (AG) Agricultural Zone to (DC2) Site Specific Development Control Provision to allow for the development of row housing with a maximum height of 14 metres (approximately four storeys). The intent is to develop row housing with front-attached, drive-under garages.

The proposed rezoning will increase housing density adjacent to a future public park and transit route, increase housing diversity in a neighbourhood designated primarily for single and semi-detached housing and provide appropriate height transitions to surrounding low density residential uses.

Associated Bylaw 18266 proposes to amend the Glenridding Ravine Neighbourhood Structure Plan to align with the proposed rezoning.

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

The applicant sent a DC2 pre-application letter on October 20, 2017, to surrounding landowners, the Greater Windermere Community League and the Heritage Point Community League. Two responses were received with concerns. Urban Form and Corporate Strategic Development sent an advance notice on February 2, 2018, to surrounding landowners, the Greater Windermere Community League and the Heritage Point Community League. One response was received with concerns. Resident concerns are summarized in the attached report.

Attachments

1. Charter Bylaw 18425
2. Urban Form and Corporate Strategic Development report (attached to Bylaw 18266 – Item 3.7)