

CHARTER BYLAW 20019

To rezone land for park and residential use in the Kinglet Gardens Neighbourhood.

Purpose

To rezone property located at 12510 - Winterburn Road NW from RSL to AP and RLD, to facilitate the development of a public park and low density residential housing.

Readings

Charter Bylaw 20019 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 20019 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on March 18, 2022 and March 26, 2022 and can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 20019 will amend the Zoning Bylaw, as it applies to the subject site, from (RSL) Residential Small Lot Zone to (RLD) Residential Low Density Zone and (AP) Public Parks Zone. The proposed zones will facilitate the development of low density housing and adjust the zoning boundary for a park to align with an associated subdivision that is currently under review by City Administration. The proposed zones conform to the Kinglet Gardens Neighbourhood Structure Plan and the City Plan, and will be compatible with the surrounding area. All comments from civic departments and utility agencies have been addressed.

Community Insights

An Advance Notice was sent to surrounding property owners and the Big Lake Community League, as well as the Big Lake Estates Homeowners Association Area Council on October 19, 2021. No responses were received.

Attachments

1. Charter Bylaw 20019
2. Administration Report