

CHARTER BYLAW 20027

To rezone land for residential development, Glenridding Ravine

Purpose

To facilitate the development of low density housing.

Readings

Charter Bylaw 20027 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 20027 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 1, 2022 and April 9, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

This application proposes to rezone the subject site from (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone, and adjust the boundary of an (AP) Public Parks Zone; located at 3245 - 170 Street SW. The proposed RLD Zone will allow for a variety of low density housing types. The adjustment of the boundary along the (AP) Public Parks Zone is being done to align with a related subdivision of the land. The proposed rezoning conforms with the Windermere Area Structure Plan and the Glenridding Ravine Neighbourhood Structure Plan, and aligns with the City Plan.

All comments from civic departments and utility agencies have been addressed.

Community Insights

An Advance Notice was sent to surrounding property owners, The Chappelle Community League and The Greater Windermere Community League on January 18, 2022. No responses were received.

Attachments

1. Charter Bylaw 20027
2. Administration Report