

CHARTER BYLAW 20050

To rezone land for residential and public park use, Glenridding Ravine.

Purpose

To rezone portions of 2503 - 170 Street SW; 2028 - 156 Street SW; 277 - Glenridding Ravine Road SW; and 1821 - Rabbit Hill Road SW to facilitate the development of low density housing and public park space.

Readings

Charter Bylaw 20050 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 20050 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

Charter Bylaw 20050 proposes to amend the Zoning Bylaw from (AG) Agricultural Zone, (AP) Public Parks Zone, (PU) Public Utility Zone, (RPL) Planned Lot Residential Zone and (RSL) Residential Small Lot Zone, to (A) Metropolitan Recreation Zone, (AG) Agricultural Zone, (RA7) Low Rise Apartment Zone, (RLD) Residential Low Density Zone and North Saskatchewan River Valley and Ravine System Protection Overlay.

The proposed Zones and Overlay will facilitate the development of low and medium density housing, a transit centre, and the preservation of natural areas.

The proposed amendment conforms with the Glenridding Ravine Neighbourhood Structure Plan, the North Saskatchewan River Valley Area Redevelopment Plan and The City Plan.

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

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Community Insights

An Advance Notice was sent to surrounding property owners and the Chappelle Community League Greater Windermere Community League on January 12, 2022. No responses were received.

Attachments

1. Charter Bylaw 20050
2. Administration Report