

Bylaw 18278

To allow for semi-detached housing, Hawks Ridge

Purpose

Rezoning from RSL to RF4, located at 13104 - Winterburn Road NW, Hawks Ridge.

Readings

Bylaw 18278 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 18278 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, January 26, 2018, and Saturday, February 3, 2018. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The application proposes to rezone the subject site from RSL to RF4 to allow for semi-detached housing in compliance with the approved Hawks Ridge Neighbourhood Structure Plan. In addition, a small portion of land is proposed to be rezoned from RSL to RPL to allow for future subdivision in conjunction with adjacent RPL land.

The proposed rezoning conforms to the Hawks Ridge Neighbourhood Structure Plan which designates the subject land for Low Density Residential uses.

All comments from affected civic departments and review agencies have been addressed.

Policy

The proposed rezoning aligns with the policies of *The Way We Grow* by supporting contiguous development and infrastructure in order to accommodate growth in an orderly and economic fashion.

Corporate Outcomes

- Edmonton is attractive and compact

Public Consultation

Urban Form and Corporate Strategic Development sent an advance notice on October 18, 2017, to surrounding property owners, the Westview Village Community Association

and Big Lake Estates Homeowners Association Area Council. A summary of the responses received is included in the attached report.

Attachments

1. Bylaw 18278
2. Urban Form and Corporate Strategic Development report