

## CHARTER BYLAW 20115

**To rezone land for a range of residential housing types, a stormpond and a greenway in The Uplands neighbourhood.**

### Purpose

To rezone from (AG) Agricultural Zone to (AP) Public Parks Zone, (PU) Public Utility Zone, (RF5) Row Housing Zone, (RLD) Residential Low Density Zone and (RA7) Low Rise Apartment Zone; located at 159 - Woodbend Wynd NW, 3111 and 3121- 199 Street NW.

### Readings

Charter Bylaw 20115 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 20115 be considered for third reading.”

### Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on May 6, 2022 and May 14, 2022. The Charter Bylaw can be passed following third reading.

### Position of Administration

Administration supports this proposed Charter Bylaw.

### Report

Charter Bylaw 20115 proposes to amend the Zoning Bylaw from (AG) Agricultural Zone to (AP) Public Parks Zone, (PU) Public Utility Zone, (RF5) Row Housing Zone, (RLD) Residential Low Density Zone and (RA7) Low Rise Apartment Zone. The AP Zone and PU will allow for a linear pathway and a stormwater management facility. The proposed RLD, RF5, and RA7 will allow for low and medium residential development in the form of single-detached, semi-detached, row housing and multi-unit housing up to 16 m in height (4 storeys) with limited ground floor commercial uses.

Associated applications are advancing concurrently under Bylaw 20113 to amend the Riverview Area Structure Plan and Bylaw 20114 and The Uplands Neighbourhood Structure Plan to align with this application.

## **CHARTER BYLAW 20115**

All comments from civic departments or utility agencies regarding this proposal have been addressed.

### **Community Insights**

Advance Notice was sent to surrounding property owners and the president of the Cameron Heights and Wedgewood Ravine Community Leagues on February 14, 2022. One email in support of the application was received.

### **Attachments**

1. Charter Bylaw 20115
2. Administration Report (Attached to Bylaw 20113 - Item 3.7)