

Bylaw 18256

To allow for low and medium density residential housing and a future school park site, Rosenthal

Purpose

Rezoning from AG to RMD, located at 7903 - 231 Street NW, Rosenthal.

Readings

Bylaw 18256 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 18256 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, January 5, 2018, and Saturday, January 13, 2018. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

Bylaw 18256 proposed to amend the Zoning Bylaw from (AG) Agricultural Zone to (RMD) Residential Mixed Dwelling Zone, (RPL) Planned Lot Residential Zone, and (AP) Public Parks Zone. The proposed zoning would allow for the development of single and semi-detached housing, row housing, and a future school park site.

The proposed uses will provide a mixture of housing densities in a variety of dwelling types suitable for a range of incomes, lifestyle requirements, and housing needs. It will provide parks and open spaces for residents in order to meet their passive and recreational needs. The proposed park rezoning area will form part of a site that is intended to contain a Public Elementary/Junior High School.

The application confirms to the Rosenthal Neighbourhood Structure Plan which designates the site for low density residential and a park/school site.

Policy

The proposed rezoning conforms with the Developing and Planned Neighbourhood policies of the Municipal Development Plan, *The Way We Grow*, by supporting contiguous development, promoting the completion of developing neighbourhoods, and providing varied housing opportunities.

Corporate Outcomes

- Edmonton is attractive and compact

Public Consultation

Urban Form and Corporate Strategic Development sent an advance notice on August 25, 2017, to surrounding property owners and the Lewis Estates and Secord Community Leagues, and the West Edmonton Communities Council Area Council. No responses were received.

Attachments

1. Bylaw 18256
2. Urban Form and Corporate Strategic Development report