

Bylaw 18255

To allow for future residential development within the Decoteau area

Purpose

Rezoning from AP to AGU, located at 3703 - Ellerslie Road SW, Decoteau.

Readings

Bylaw 18255 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 18255 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 18255 proposes to amend the Zoning Bylaw from (AP) Public Parks Zone to (AGU) Urban Reserve Zone. The proposed Urban Reserve Zone will function as a holding zone to accommodate future residential use.

The subject site is existing Municipal Reserve land acquired through annexation and is currently owned by the City of Edmonton. The Decoteau Area Structure Plan identifies this parcel as future low density residential, and is therefore surplus to the City. Funds from the sale of this parcel will go into the funds in lieu of reserve account and will be used to purchase parkland elsewhere in the Decoteau Area Structure Plan where this is over-dedication of Municipal Reserve by the developer. The Decoteau Area Structure Plan allocated 10% of the Gross Developable Area as Municipal Reserve land, which is consistent with other area structure plans. The request for Reserve removal will come to Council as part of the sales agreement.

There is a site directly north of the subject site at 3707 8th Avenue SW, that is currently zoned DC1 with Minor Alcohol Sales as a permitted use. In accordance with Section 85 of the Edmonton Zoning Bylaw, no site containing Minor Alcohol Sales is permitted to be less than 100 meters from any public lands at the time of application. The proposed rezoning is intended to resolve the existing conflict, allowing for Minor Alcohol Sales.

The application conforms to the Decoteau Area Structure Plan which designates the site for residential uses.

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 and promoting the completion of developing neighbourhoods.

Corporate Outcomes

- Edmonton is attractive and compact

Public Consultation

Urban Form and Corporate Strategic Development sent an advance notice to surrounding property owners, the Summerside Community League, and The Meadows Community League Association on November 22, 2017. No responses were received.

Attachments

1. Bylaw 18255
2. Urban Form and Corporate Strategic Development report