

Bylaw 18261

To revise an existing (DC2) site specific development control provision to allow for the development of medium density residential land uses, Terra Losa

Purpose

Rezoning from DC2 to DC2, located at 9909 - 178 Street NW, 9915 - 178 Street NW and 9977 - 178 Street NW, Terra Losa.

Readings

Bylaw 18261 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 18261 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

The proposed rezoning will retain the original intent for commercial uses for the larger area and proposes to add residential uses in Area B. Area B has been vacant since the development of the larger commercial area in 1997. Development will allow for a six story residential dwelling for seniors. An associated amendment to the Terra Losa Neighbourhood Structure Plan will advance concurrently with this amendment under Bylaw 18620.

Policy

This proposed rezoning supports the policies in *The Way We Grow* by encouraging contiguous development and infrastructure in order to accommodate growth in an orderly and economical fashion.

Corporate Outcomes

- Edmonton is attractive and compact
- Edmontonians use facilities and services that promote healthy living

Public Consultation

On September 30, 2017, an advance notice of this application was sent to surrounding property owners, the Glenwood, La Perle, Summerlea Community Leagues and the West Edmonton Communities Council Area Council. Summary of responses received are contained in the attached report.

Attachments

1. Bylaw 18261
2. Urban Form and Corporate Strategic Development report (attached to Bylaw 18260 – Item 3.15)