

Bylaw 18207

To allow for the development of residential and public utility uses and preservation of natural areas, Kinglet Gardens

Purpose

Rezoning from AG to A, AP, PU, RF4, RF5 and RSL, located at 12510 - Winterburn Road NW, Kinglet Gardens.

Readings

Bylaw 18207 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 18207 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, November 17, 2017, and Saturday, November 25, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

This proposal rezones land from (AG) Agricultural Zone to (A) Metropolitan Recreation Zone, (AP) Public Parks Zone, (PU) Public Utility Zone, (RF4) Semi-detached Residential Zone, (RF5) Row Housing Zone and (RSL) Residential Small Lot Zone.

The proposed zoning would allow for the preservation of natural areas as both Municipal Reserve (MR) and Environmental Reserve (ER), development of a Stormwater Management Facility, and low and medium density residential development in the form of single, semi-detached and row housing. The proposed rezoning is in conformance with the Kinglet Gardens Neighbourhood Structure Plan and the North Saskatchewan River Valley Area Redevelopment Plan.

Policy

The proposed rezoning supports the Municipal Development Plan, *The Way We Grow*, including:

- Accommodating growth and supporting contiguous development with varied housing choice.
- Acquire critical natural linkages and buffer zones to ensure natural areas of ecological value remain sustainable within an urban context.
- Restore ecologically degraded ecological systems and linkages to protect, expand and enhance biodiversity.

Corporate Outcomes

This application supports policies of the City of Edmonton's Strategic Plan, *The Way Ahead* including:

- Edmonton is attractive and compact.

Public Consultation

Advance notice was sent on February 18, 2015, to surrounding property owners, Westview Village Community Association, Big Lake Estates Homeowners Association, and Parkland County. Urban Form and Corporate Strategic Development received no responses to these notifications.

Attachments

1. Bylaw 18207
2. Urban Form and Corporate Strategic Development Report