

Bylaw 18209

To allow for the development of low and medium density residential housing, natural & park areas, and a public utility lot for an existing pipeline, Maple

Purpose

Rezoning from AGI to A, AP, NA, PU, RF6, RF5 and RMD, located at 3640 and 3750 - Meridian Street NW, Maple.

Readings

Bylaw 18209 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 18209 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, October 27, 2017, and Saturday, November 4, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The proposed zoning will allow for the development of single and semi-detached housing, rowhousing, natural and park areas, and a public utility lot for an existing pipeline.

The proposal conforms to the Maple Neighbourhood Structure Plan. The proposed uses will provide for a mixture of housing densities in a variety of dwelling types to accommodate a variety of income groups and market segments. The proposed zoning will also provide parks and open spaces for residents in order to meet their passive and recreational needs.

Policy

This application supports the Developing and Planned Neighbourhood Policies of the Municipal Development Plan, *The Way We Grow*, by providing a broader range of housing choices while preserving and providing access to natural areas and open spaces.

Corporate Outcomes

- Edmonton is attractive and compact

Public Consultation

An advance notification was sent on August 21, 2017, to surrounding property owners and the Fulton Meadows Community League. No responses to the advance notification were received.

Attachments

1. Bylaw 18209
2. Urban Form and Corporate Strategic Development Report