

Bylaw 18048

To allow for the development of a range of single detached, semi-detached and limited row housing, Stewart Greens

Purpose

Rezoning from AGI, AP, PU and RSL to RF4, RMD, RPL and RSL, located at 20403 and 20010 Stony Plain Road NW, Stewart Greens.

Readings

Bylaw 18048 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 18048 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, June 9, 2017, and Saturday, June 17, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The applicant proposes to rezone the site from (AGI) industrial reserve zone, (AP) public parks zone, (PU) public utility zone and (RSL) residential small lot zone to (RF4) semi-detached residential zone, (RMD) residential mixed dwelling zone, (RPL) planned lot residential zone and (RSL) residential small lot zone. The proposed rezoning would allow for single and semi-detached housing and limited row housing development.

An associated amendment to the Lewis Farms Area Structure Plan is being dealt with under Bylaw 18046 and an amendment to the Stewart Greens Neighbourhood Structure Plan is being dealt with under Bylaw 18047. The proposed rezoning conforms to the objectives of the Stewart Greens Neighbourhood Structure Plan, and meets the technical requirements of the Civic Departments and utility agencies.

Policy

The proposed rezoning complies with the Developing and Planned Neighbourhood Policies of the Municipal Development Plan, *The Way We Grow*, by supporting contiguous development and providing varied housing choice.

Corporate Outcomes

- Edmonton is attractive and compact

Public Consultation

Advance notice was sent on April 10, 2017, to surrounding property owners, the Lewis Estates Community League, and the West Edmonton Communities Council Area Council. A website describing the amendments and rezoning was posted in May 2017. Sustainable Development received no responses to these notifications.

Attachments

1. Bylaw 18048
2. Sustainable Development report (attached to Bylaw 18046 – Item 3.1)