

BYLAW 20299

To amend the Glastonbury Neighbourhood Structure Plan

Purpose

To allow for Medium/High Density Residential uses.

Readings

Bylaw 20299 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 20299 be considered for third reading.”

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on November 18, 2022 and November 26, 2022. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

Bylaw 20299 proposes to amend the Glastonbury Neighbourhood Structure Plan by redesignating a 0.46 ha site, located south of Garnett Point NW and east of Guardian Road NW, from Medium Density Residential uses to Medium/High Density Residential uses to align the plan with the associated rezoning application for the (RA8) Medium Rise Apartment Zone under proposed Charter Bylaw 20300. The amendment includes updating the development concept map and the land use and population statistics accordingly.

The application aligns with the goals and policies of The City Plan to accommodate all future growth for an additional 1 million people within Edmonton’s existing boundaries. To do this, 50% of new residential dwellings are intended to be created in infill locations, like Glastonbury. Guardian Road NW / 199 Street NW is identified as a Secondary Corridor in The City Plan.

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Guardian Road NW / 199 Street NW is also identified as a Secondary Corridor which is intended to support low and mid-rise buildings, such as those allowed through this application.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Community Insights

Advance Notice was sent to surrounding property owners and the presidents of the Glastonbury Community League and West Edmonton Council of Community Leagues on July 17, 2022.

Twenty-six (26) responses were received and are summarized in the attached Administration Report.

Attachments

1. Bylaw 20299
2. Administration Report