

## Bylaw 18043

To allow for the development of a pocket park, a stormwater management facility, small and medium scale commercial, and low and medium density housing, Kinglet Gardens

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### Purpose

Rezoning from AG to AP, PU, CNC, CSC, RF4, RF5, RMD and RSL, located at 11870 - Winterburn Road NW, Kinglet Gardens.

### Readings

Bylaw 18043 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 18043 be considered for third reading."

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, May 26, 2017, and Saturday, June 3, 2017. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this Bylaw.

### Report

The applicant proposes to rezone from (AG) agricultural zone to (AP) public parks zone to accommodate a pocket park, (PU) public utility zone to accommodate a stormwater management facility, (CNC) neighbourhood convenience commercial zone to allow for small scale commercial, and (CSC) shopping centre zone for more intensive, larger scale commercial.

The rezoning is also to accommodate single, semi-detached and row housing under the (RF4) semi-detached residential zone, (RF5) row housing zone, (RMD) residential mixed dwelling zone, and (RSL) residential small lot zone.

The proposed rezoning is the first area of Kinglet Gardens to be developed and conforms to the Neighbourhood Structure Plan. The application also 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, providing varied housing choice and planning for retail centres to support the daily needs of residents.

### **Corporate Outcomes**

- Edmonton is attractive and compact
- The City of Edmonton has sustainable and accessible infrastructure

### **Public Consultation**

Advance notice was sent on November 4, 2014, to surrounding property owners, Westview Village Community Association and the Big Lake Estates Homeowners Association. Sustainable Development received no response to the advance notification on the rezoning. Surrounding property owners were notified multiple times about the Kinglet Gardens Neighbourhood Structure Plan, which has been reviewed concurrently with the proposed rezoning. Property owners were most recently notified when the Kinglet Gardens Neighbourhood Structure Plan was at a City Council Public Hearing in the Fall 2016.

### **Attachments**

1. Bylaw 18043
2. Sustainable Development report