

# Bylaw 18040

## Amendment to The Grange Area Structure Plan

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### Purpose

To amend the Grange Area Structure Plan population statistics reflecting the change from medium density residential housing to low density residential housing.

### Readings

Bylaw 18040 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 18040 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 proposed plan amendment will result in development that is compatible with the existing and planned development of surrounding land, fulfills the growth targets of the Capital Region Growth Plan, meets the technical requirements of civic departments and utility agencies, and provides an opportunity for varied housing choice within the Granville Neighbourhood.

An associated Plan Amendment to the Granville Neighbourhood Structure Plan, Bylaw 18041, to amend an area of medium density residential development to low density residential development and an associated rezoning, Bylaw 18042, to rezone from (AGU) Urban Reserve Zone to (RF4) Semi-detached Residential Zone, (RPL) Planned Lot Residential Zone and (RSL) Residential Small Lot Zone is proceeding concurrently with this Bylaw.

### Policy

The proposed plan amendment maintains the policies of *The Way We Grow* by providing a broad range of housing choices incorporating housing for various demographics and income groups in all neighbourhoods.

### Corporate Outcomes

This application supports the policies of the City of Edmonton's strategic plan *The Way Ahead*:

- Edmonton is attractive and compact – The proposed plan amendment will result in meeting the Capital Region Growth Plan density targets and is compatible with the existing and planned development of the surrounding land.

### **Public Consultation**

An advance notification was sent to the surrounding property owners, the Glastonbury Community League and the West Edmonton Communities Council Area Council. No responses to the advanced notification were received.

### **Attachments**

1. Bylaw 18040
2. Sustainable Development report