

Bylaw 18041

Amendment to the Granville Neighbourhood Structure Plan

Purpose

To allow for the re-designation an area of medium density residential housing to low density residential housing.

Readings

Bylaw 18041 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 18041 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 Grange Area Structure Plan, Bylaw 18040, to amend an area of medium density residential development to low density residential development and an associated rezoning, Bylaw 18042, to rezone the subject parcel 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 18041
2. Sustainable Development report (attached to Bylaw 18040 – Item 3.8)