

Bylaw 18042

To allow the development of low density residential housing, Granville

Purpose

Rezoning from AGU to RF4, RPL and RSL, located at 6841 Winterburn Road NW, Granville.

Readings

Bylaw 18042 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 18042 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.

Associated Plan Amendments to the Grange Area Structure Plan and the Granville Neighbourhood Structure Plan, Bylaw 18040 and Bylaw 18041 to amend an area of medium density residential development to low density residential development 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 rezoning will result in meeting the Capital Region Growth Plan density targets and is compatible with the existing and planned development of the surrounding land. The proposed rezoning allows for a diverse mix of housing.

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 18042
2. Sustainable Development (attached to Bylaw 18040 – Item 3.8)