CHARTER BYLAW 20415

To allow for the development of a stormwater management facility and for a variety of housing choices, Edgemont

Purpose

Rezoning from AG, RF4, RPL & RSL to PU, RF5 & RLD; located at 20204 - Lessard Road NW.

Readings

Charter Bylaw 20415 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 Charter Bylaw 20415 be considered for third reading.

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on February 24, 2023, and March 4, 2023. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 20415 proposes to rezone the subject site from (AG) Agricultural Zone, (RF4) Semi-detached Residential Zone, (RPL) Planned Lot Residential Zone & (RSL) Residential Small Lot Zone to (PU) Public Utility Zone, (RLD) Residential Low Density Zone & (RF5) Row Housing Zone to allow the development of a stormwater management facility, ground oriented low density residential housing and Multi-unit housing in the form of row housing in conformance with the Edgemont Neighbourhood Area Structure Plan.

The application aligns with the applicable policies of The City Plan (MDP) by accommodating future growth for a population of 1.25 million within Edmonton's existing boundaries.

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An associated road closure to close a portion of Lessard Road NW, Bylaw 20414, is advancing concurrently with this application.

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

Community Insights

An Advance Notice was sent to surrounding property owners and the president of the Edgemont and the Hamptons Community League on November 20, 2017 and on November 8, 2022. No responses were received.

Attachments

1. Charter Bylaw 20415
2. Administration Report (attached to item 3.4 - Bylaw 20414)