

BYLAW 20423

To amend the Edgemont Neighbourhood Area Structure Plan

Purpose

To reduce the size of stormwater management facilities; increase Single/Semi-Detached Residential uses, Street Oriented Residential uses and Medium Rise Apartment uses; and decrease Low Rise / Medium Density Residential uses, School and Community Park uses.

Readings

Bylaw 20423 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 20423 be considered for third reading.

Advertising and Signing

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

Position of Administration

Administration supports this proposed Bylaw.

Report

Bylaw 20423 proposes to amend the Edgemont Neighbourhood Area Structure Plan (NASP) by redesignating 11 ha of land, located east of Winterburn Road NW and south of Lessard Road NW, by updating the relevant figure;s and land use and population statistics to align the plan with the rezoning application under proposed Charter Bylaw 20424.

The residential density of the neighbourhood will decrease slightly from the current 36.4 units per net residential hectare (upnrha) to 36 upnrha with this application, however the Plan continues to meet regional density targets.

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The application aligns with the goals and policies of The City Plan to accommodate all future growth for an additional 1 million people within Edmonton's existing boundaries by providing a variety of low and medium density housing types, as well as open space amenities.

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

Community Insights

Advance Notice was sent to surrounding property owners and the presidents of the Edgemont Community League and West Edmonton Communities Council Area Council on October 26, 2022. No responses were received.

Attachments

1. Bylaw 20423
2. Administration Report