

CHARTER BYLAW 20424

To allow for a variety of low density residential uses, mid-rise multi-unit housing and stormwater management facilities, Edgemont

Purpose

Rezoning from AG and RMD to RLD, RMD, RA8 and PU; located at 3215 - Winterburn Road NW, 5240 - Edgemont Boulevard NW and 420 - Edgemont Drive NW.

Readings

Charter Bylaw 20424 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 20424 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 20424 proposes to rezone 26.8 ha of land, located south of Lessard Road NW and east of Winterburn Road NW, from (AG) Agricultural Zone and (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Density Zone, (RMD) Residential Mixed Dwelling Zone, (RA8) Medium Rise Apartment Zone, and (PU) Public Utility Zone.

The proposed rezoning to RLD and RMD is to allow for a range of low density residential uses with variation in housing types and lots sizes, including the opportunity for zero lot line development. The proposed RA8 Zone will accommodate Multi-unit Housing in the form of apartment housing up to a height of 23 metres / 6 storeys. The PU Zone will allow for the development of stormwater management facilities (SWMFs).

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An associated amendment to the Edgemont Neighbourhood Area Structure Plan under proposed Bylaw 20423 accompanies this Charter Bylaw.

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. Charter Bylaw 20424
2. Administration Report (attached to item 3.7 - Bylaw 20423)