

Bylaw 17931

Text Amendment to the Zoning Bylaw

Purpose

To amend the Special Area Heritage Valley Low Density Zone, Section 980 of the Zoning Bylaw.

Readings

Bylaw 17931 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 17931 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, March 24, 2017, and Saturday, April 1, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The applicant proposes to amend the Heritage Valley Low Density Zone, Section 980 of the Zoning Bylaw to accommodate narrow-shallow lots for low density residential uses. The proposed amendments align with the existing (RMD) Residential Mixed Dwelling Zone regulations. No additional uses are proposed.

Policy

The proposed amendment to the Heritage Valley Low Density Zone supports the policies objectives of *The Way We Grow*, including:

- 3.6.1.6: Support contiguous development and infrastructure to accommodate growth in an orderly and economical fashion
- 4.4.1.1: Provide a broad and varied housing choice, incorporating housing for various demographic and income groups in all neighbourhoods.

The proposed amendment conforms with objectives of the Paisley Neighbourhood Area Structure Plan by:

- providing for a variety of housing types
- helping to meet regional residential density targets
- ensuring the development of compact urban forms

The proposed amendment conforms with the intent of the Heritage Valley Servicing Concept Design Brief:

- providing a broad mix of land uses and a diversity of housing types

- designing complete and integrated communities
- establishing a linked system of public open spaces

Corporate Outcomes

- Edmonton is attractive and compact

Public Consultation

An advance notice was sent on March 22, 2016, to surrounding property owners and the Heritage Point Community League. There were three responses received in response to the proposed amendment. The attached council report expands on the comments received.

Attachments

1. Bylaw 17931
2. Sustainable Development report