

CHARTER BYLAW 20465

To allow for low density residential and street oriented development, Goodridge Corners

Purpose

Rezoning from AG to RMD; located at 18523 and 18350 – 127 Street NW.

Readings

Charter Bylaw 20465 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 20465 be considered for third reading.

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 28, 2023, and May 6, 2023. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of Charter Bylaw 20465 is to rezone the subject site from (AG) Agricultural Zone to (RMD) Residential Mixed Dwelling Zone to allow for the development of single and semi-detached housing up to 10 metres (approximately 2.5 storeys) in height and row housing up to 12 metres (3.0 storeys) in height. The RMD Zone regulations allow for zero lot line setbacks and various site coverage, densities and widths, contributing to a compact urban form and efficient land utilization.

The proposal conforms with the Goodridge Corners Neighbourhood Area Structure Plan by allowing for low density residential and street oriented development. It aligns with The City Plan by facilitating future growth to a population of 1.25 million within Edmonton's existing boundaries, providing the necessary infrastructure for active modes of transportation and contributing to a complete community.

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

CHARTER BYLAW 20465

Community Insights

Advance Notice was sent to surrounding property owners and the president of the Cumberland/Oxford Community League and the Castle Downs Recreation Society Area Council on February 6, 2023. No responses were received.

Attachments

1. Charter Bylaw 20465
2. Administration Report