

Bylaw 17706

Amendment to the Glenriding Heights Neighbourhood Structure Plan

Purpose

To redesignate an area from Row Housing to Low Rise\Medium Density Housing, amend text to allow Low Intensity Business Uses on a Neighbourhood Commercial site, and update statistics.

Readings

Bylaw 17706 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 17706 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, August 5, 2016, and Saturday, August 13, 2016. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The proposed amendment allows for a broader range of neighbourhood commercial and medium density housing uses on an existing commercial and medium density residential site. Neighbourhood Structure Plan maps, statistics and text are proposed to be revised accordingly. Included is an administrative update to statistics that reflect more precise area measurements submitted as a result of previously approved bylaws. Associated rezoning Bylaw 17707 is proposed concurrently.

Policy

Municipal Development Plan (*The Way We Grow*) policies being met are:

- Policy 3.6.1.6 - Support contiguous development and infrastructure in order to accommodate growth in an orderly and economic fashion
- Policy 4.4.1.1 - Provide a broad and varied housing choice, incorporating housing for various demographic and income groups in all neighbourhoods
- Policy 6.2.1.4 - Plan for retail centres that meet the daily needs of residents in Area and Neighbourhood Structure Plans

Corporate Outcomes

- Edmonton is attractive and compact
- Edmonton Region is a catalyst for industry and business growth

Public Consultation

Sustainable Development sent an advance notice to surrounding property owners and the Greater Windermere and Heritage Point Community Leagues on April 22, 2016. There were no concerns expressed in response to the advance notice.

Attachments

1. Bylaw 17706
2. Sustainable Development Report