

Bylaw 17707

To allow for a range of commercial and medium density residential uses, Glenriding Heights

Purpose

Rezoning from RF5 and CNC to RF6 and CB1, located at 1821 Rabbit Hill Road SW and 2503 - 170 Street SW, Glenriding Heights to allow for a greater range of neighbourhood commercial uses and stacked row housing uses on an existing commercial and medium density residential site.

Readings

Bylaw 17707 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 17707 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 rezoning allows for a broader range of commercial uses to be accommodated on the neighbourhood commercial portion of the site and stacked row housing on the residential portion of the site. An associated amendment to the Glenriding Neighbourhood Structure Plan is proposed concurrently under Bylaw 17706.

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, as well as the Greater Windermere and Heritage Point Community Leagues. No concerns were received in response to the advance notice.

Attachment

1. Bylaw 17707