

Bylaw 17661

To allow for the development of a range of low density dwelling types, low-rise apartments, park and open space, protected natural areas and public utility uses, Edgemont

Purpose

Rezoning from AG to A, AP, NA, RA7, RMD and PU, located at 3215 Winterburn Road NW, Edgemont.

Readings

Bylaw 17661 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 17661 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, May 27, 2016, and Saturday, June 4, 2016. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

This application proposes to rezone the subject site from (AG) Agricultural Zone to (A) Metropolitan Recreation Zone, (AP) Public Parks Zone, (NA) Natural Area Protection Zone, (RA7) Low Rise Apartment Zone, (RMD) Residential Mixed Dwelling Zone and (PU) Public Utility Zone to allow for the development of a variety of low density residential uses in the form of single detached and semi-detached housing, row housing medium density residential uses in the form of low-rise apartment housing, park and open space uses, natural area protection and the a storm water management facility.

An amendment to the Edgemont Neighbourhood Area Structure Plan, Bylaw 17662, to reconfigure park uses and a storm water management facility, and to replace "Row Housing" uses with "Street Oriented Development" uses, has been submitted separately from this proposed rezoning. Approval of Bylaw 17662 is required prior to, or concurrent with, approval of this rezoning Bylaw.

Policy

The proposed rezoning supports the policies of *The Way We Grow* by supporting contiguous development and infrastructure, providing a range of housing types and densities and linking parks and open spaces with natural systems to strengthen connectivity.

Corporate Outcomes

- The City of Edmonton has sustainable and accessible infrastructure
- Edmonton is attractive and compact
- Edmontonians use facilities and services that promote healthy living

Public Consultation

Sustainable Development sent advance notice of the application on September 23, 2014, to the Glastonbury Community League, the Wedgewood Ravine Community League and the West Edmonton Communities Council Area Council. No comments or objections were received by Sustainable Development.

Attachments

1. Bylaw 17661
2. Sustainable Development report