

Bylaw 17564

To allow for a public park, row housing, and single detached housing, Aster

Purpose

Rezoning from AG to AP, DC1, located at 1303 - 23 Avenue NW and 1111 - 23 Avenue NW, Aster.

Readings

Bylaw 17564 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 17564 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, May 6, 2016, and Saturday May 14, 2016. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

This is an application to rezone from (AG) Agricultural Zone to (AP) Public Parks Zone, (DC1) Direct Development Control Provision for single-detached housing, and (DC1) Direct Development Control Provision for Row Housing. There is an associated application for Subdivision to dedicate Municipal Reserve for a public park, and create the residential lots. The proposed rezoning conforms with the Aster Neighbourhood Structure Plan, and meets the technical requirements of civic departments and utility agencies.

Policy

The Way We Grow – Municipal Development Plan

This proposal complies with and supports the following policies and objectives from *The Way We Grow*, Edmonton's Municipal Development Plan:

- 3.2.1.1 Ensure a combination of single family and multi-family housing development potential is available for the next 30 years
- 3.6.1.6 Support contiguous development and infrastructure in order 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.

Corporate Outcomes

- Edmonton is attractive and compact.

Public Consultation

Sustainable Development received no responses to its advance notification letter sent to surrounding property owners, the Fulton Meadows Community League, and the Meadows Community League Association, on January 27, 2015.

Attachments

1. Bylaw 17564
2. Sustainable Development report