

Bylaw 17577

To allow row housing and the continued use of a school and park site, Bulyea Heights

Purpose

Rezoning from AP, CS2, CS3 and RA7 to AP, CS3 and US, located at 300 Bulyea Road, Bulyea Heights.

Readings

Bylaw 17577 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 17577 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, March 18, 2016, and Saturday, March 26, 2016. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

This is an application to accommodate row housing for first time homebuyers under the First Place Program within the CS3 Zone and to allow for continued use of an existing school and park site within the US and AP Zones, respectively. This application conforms with the associated amendment to the Bulyea Heights Neighbourhood Structure Plan, Bylaw 17576, which is proposed concurrently with this Bylaw.

All comments from affected civic departments and utility agencies have been addressed.

Policy

This application supports *The Way We Grow* policies of accommodating growth and housing choices in established neighbourhoods. This application also supports *The Way We Live* policies of providing access to parks and providing a variety of housing programs to meet the diverse needs of Edmontonians.

Corporate Outcomes

- Edmonton is attractive and compact
- Edmontonians are connected to the city in which they live, work and play
- Edmontonians use facilities and services that promote healthy living

Public Consultation

Prior to the application submission, Sustainable Development hosted an open house on October 29, 2014, and conducted an online questionnaire. In addition, an advance notice was sent on May 14, 2015, to the surrounding property owners, the Brookview, Oak Hills, Ogilvie Ridge and Riverbend Community Leagues, the Edmonton Federation of Community Leagues, the Southwest Area Council of Community Area Council and the Terwillegar Riverbend Advisory Council Area Council.

A summary of public feedback is included in the attached Sustainable Development report.

Attachments

1. Bylaw 17577
2. Sustainable Development report (attached to Bylaw 17576 – Item 5.1)