

Bylaw 17576

Amendment to Bulyea Heights Neighbourhood Structure Plan

Purpose

To accommodate row housing for first time homebuyers on an area equal to the building envelopes of two sites declared surplus to school board needs.

Readings

Bylaw 17576 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 17576 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 amend the Bulyea Heights Neighbourhood Structure Plan to accommodate row housing for first time homebuyers on land declared surplus to school board needs. The plan amendment proposes to remove the opportunity for medium density seniors housing on the site and expands the area of opportunity for row housing for first time homebuyers to equal size of two vacant surplus school building envelopes. The proposed amendment includes text and map revisions accordingly.

Concurrently, Bylaw 17577 affects that portion of GHV Bulyea Park, proposing to rezone from (AP) Public Parks Zone, (CS2) Community Services 2 Zone, (CS3) Community Services 3 Zone, and (RA7) Low Rise Apartment Zone to (AP) Public Parks Zone, (CS3) Community Services 3 Zone, and (US) Urban Services Zone, accommodating existing school and park uses in addition to row housing uses.

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 17576
2. Sustainable Development report