

# COUNCIL REPORT – LAND USE PLANNING BYLAW

## **BYLAW 21128**

**To allow for medium and large scale mixed use development and medium and large scale housing, Britannia Youngstown, Canora, Garneau, Glenora, Glenwood, Grovenor, Inglewood, Jasper Park, Meadowlark Park, Sherwood, Westmount, West Jasper Place, and Wîhkwêntôwin.**

### **Purpose**

Rezoning to standard residential and mixed-use zones for priority growth areas in the 124 Street Primary Corridor, 156 Street Secondary Corridor, Centre City Wîhkwêntôwin, Stony Plain Road Primary Corridor and University-Garneau Major Node.

### **Previous Council/Committee Action**

At the April 12, 2022 Urban Planning Committee meeting, the following motion was passed:

“That Administration provides a report outlining a potential work plan, including: timing, engagement, resources, and budget on an approach to rezoning priority growth areas as identified through District Plans and Growth Management, if approved.”

### **Readings**

Bylaw 21128 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 21128 be considered for third reading.

### **Advertising and Signing**

This Bylaw was posted on the City’s website beginning on April 17, 2025 in accordance with Bylaw 18826 - Public Notification Bylaw. The Bylaw can be passed following third reading.

### **Position of Administration**

Administration supports this proposed Bylaw.

### **Report**

See Attachment 2 - Planning Report.

### **Attachments**

1. Charter Bylaw 21128
2. Planning Report