

Bylaw 17261

Amendment to the Burnewood Neighbourhood Area Structure Plan

Purpose

To redesignate an area of land identified for Townhouses to Apartments, located in the northwest area of the Jackson Heights neighbourhood and update the associated Neighbourhood Area Structure Plan statistics accordingly.

Readings

Bylaw 17261 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 17261 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, June 19, 2015, and Saturday, June 27, 2015. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The proposed amendment will result in an increase of 1.16 hectares of land identified for Apartment uses and a corresponding decrease to land identified for Townhouse uses. This amendment is accompanied by an associated rezoning Bylaw 17262, in conformance to the proposed amendment. This plan amendment and rezoning will add to the diversity of housing types found in the Jackson Heights neighbourhood and will increase the density of the neighbourhood and plan area, while providing a development that is sensitive to surrounding established low density residential uses.

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

Policy

The proposed amendment, located within an established neighbourhood conforms with the Municipal Development Plan, *The Way We Grow* by Managing Growth and Creating Complete, Healthy, Livable Communities, as outlined in the attached Sustainable Development Report.

Corporate Outcomes

The proposed amendment supports the City of Edmonton's Strategic Goals of Improving Edmonton's Livability and Transforming Edmonton's Urban Form by contributing to the creation of compact and diverse neighbourhoods.

Public Consultation

An advanced notice for the proposed plan amendment and the associated DC2 rezoning was sent out February 21, 2015, to surrounding property owners, the Burnewood Community League, the Millwoods Council of Community Leagues Area Council and The Woodvale Community League. An open house was held on April 15, 2015. A summary of the responses received from these engagement activities is contained in the attached Sustainable Development report.

Attachments

1. Bylaw 17261
2. Sustainable Development report