

Charter Bylaw 19010

To allow for medium rise apartments and low intensity business uses,
Edgemont

Purpose.

Rezoning from RA7 to RA8 and CB1; located at 3215 - Winterburn Road NW.

Readings

Charter Bylaw 19010 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 Charter Bylaw 19010 be considered for third reading".

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal, on September 6, 2019, and September 14, 2019. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

This application proposes to rezone the subject land from (RA7) Low Rise Apartment Zone to (RA8) Medium Rise Apartment Zone and (CB1) Low Intensity Business Zone. The site is abutting undeveloped parcels zoned (RMD) Residential Mixed Dwelling Zone. Rezoning to RA8 and CB1 allows for a minor increase in residential density in the Neighbourhood Area Structure Plan and a greater distribution of commercial sites throughout the neighbourhood.

An associated plan amendment (Bylaw 19009) is being proposed concurrently. This includes map, text, and statistics revisions to ensure that the proposed rezoning will conform with the higher level statutory plan.

Public Engagement

An advance notice was sent to the surrounding property owners. The Hamptons and Wedgewood Ravine Community League and Enoch Cree Nation, on April 15, 2019. No responses were received.

Attachments

1. Charter Bylaw 19010
2. City Planning Report (attached to Bylaw 19009 - Item 3.1)