

Charter Bylaw 18958

Text Amendment to the Zoning Bylaw

Purpose

The proposed text amendment will add three special area zones for The Uplands Town Centre to Section 900 of the Zoning Bylaw, as directed by The Uplands Neighbourhood Structure Plan.

Readings

Charter Bylaw 18958 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 18958 be considered for third reading.”

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal, on August 9, 2019 and August 17, 2019. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 18958 proposes to amend the text of the Zoning Bylaw to create three new Special Area Zones. These zones will only apply to The Uplands neighbourhood, and only to the portion designated as the Town Centre. The regulations and land uses in the proposed Special Area Zones will allow for:

- RTCC: a mix of residential and commercial uses, with a commercial emphasis and towers up to 40 m in height;
- RTCR: a mix of residential and commercial uses, with a residential emphasis and towers up to 60 m in height; and
- RTCMR: residential uses with limited commercial uses, and towers up to 23 m in height.

All zones include design regulations and restrictions on tower placement near low density residential zones.

There are associated applications to amend the Riverview Area Structure Plan and to amend The Uplands Neighbourhood Structure Plan to increase the size of the “Town Centre” and to allow for additional residential uses (Bylaw 18959 and Bylaw 18960).

Public Engagement

An advance notice was sent to surrounding property owners and the Cameron Heights, Greater Windermere, and Wedgewood Ravine Community Leagues, on January 28, 2019. Two responses were received which are summarized in the attached council report.

Attachments

1. Charter Bylaw 18958
2. City Planning Report (Attached to Bylaw 18959 – Item 3.22)