

Charter Bylaw 19559

To allow for ground-oriented housing, Edgemont

Purpose

Rezoning from US to RLD, located at 3503 - Winterburn Road NW, Edgemont.

Readings

Charter Bylaw 19559 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 19559 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on February 5, 2021, and February 13, 2021. 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 (US) Urban Services Zone to (RLD) Residential Low Density. Rezoning to RLD allows for the development of a range of ground-oriented housing forms. An associated Edgemont plan amendment (Bylaw 19558) 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.

The proposed rezoning and plan amendment adds to the variety of residential housing types in Edgemont, provides additional residential units to the neighbourhood, allows for development of underutilized land that is currently vacant, and is compatible with the existing development in the area.

Public Engagement

Advance Notice was sent to surrounding property owners and the Hamptons Community League on October 27, 2020.

Advance Notice was also sent to Enoch Cree Nation and Parkland County.

No responses were received.

Attachments

1. Charter Bylaw 19559
2. Administration Report (Attached to Bylaw 19558 item 3.3)