

Bylaw 19558

To amend the Edgemont Neighbourhood Area Structure Plan

Purpose

To allow for low-density residential development, Edgemont.

Readings

Bylaw 19558 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 19558 be considered for third reading”.

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on February 5, 2021, and February 13, 2021. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Previous Council/Committee Action

At the February 23, 2021 City Council Public Hearing, the following motions were passed:

That Bylaw 19558 and Charter Bylaw 19559 be postponed to the March 16, 2021, City Council Public Hearing, to allow for Administration to notify the surrounding community leagues.

That Administration return to the March 16, 2021 City Council Public Hearing with a verbal update accompanying Bylaws 19558 and 19559 regarding the phasing and upgrading of 215 Street NW (Winterburn Road NW) adjacent to the Edgemont neighbourhood.

Report

This application proposes to amend the Edgemont Neighbourhood Area Structure Plan (NASP) by redesignating a 5.9 hectare area from Institutional to Single/Semi-Detached Housing. Land use and population statistics, maps and text are proposed to be revised accordingly. An associated rezoning (Charter Bylaw 19559) is being proposed concurrently to rezone the the subject land from (US) Urban Services Zone to (RLD) Residential Low Density.

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. Bylaw 19558
2. Administration Report