

# Charter Bylaw 19559

To allow for ground-oriented housing, Edgemont

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## 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.

## 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 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)