

Charter Bylaw 19634

To allow for Residential, Commercial and Park uses, River's Edge

Purpose

Rezoning from (A) Metropolitan Recreation Zone and (AG) Agricultural Zone to (A) Metropolitan Recreation Zone, (AG) Agricultural Zone, (AP) Public Parks Zone, (CNC) Neighbourhood Convenience Commercial Zone, (RF5) Row Housing Zone and (RLD) Residential Low Density Zone; located at 18904 - 23 Avenue NW and 2304 - 184 Street NW, River's Edge.

Readings

Charter Bylaw 19634 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 19634 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on March 19 and March 27, 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 a 12.5 ha site to allow for a mix of low and medium residential uses, neighbourhood commercial uses, park space - including environmental reserve. The proposed zoning conforms with the River's Edge Neighbourhood Structure Plan and meets the objective to offer a mix of land uses that will complement each other creating a compatible environment to live, work and play. . The North Saskatchewan River Valley and Ravine System Protection Overlay will also be amended to align with the proposed zoning and surveyed top of bank.

This proposal aligns with the applicable policies of The City Plan (MDP) by accommodating all future growth for an additional 1.25 million population within Edmonton's existing boundaries.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Public Engagement

Advance Notice was sent to surrounding property owners, the Cameron Heights Community League, Greater Windermere Community League and Wedgewood Ravine Community League on February 5, 2016; a second notice was sent out on August 10, 2016; a third notice was sent on December 10, 2020. No responses were received to the notifications.

Attachments

1. Charter Bylaw 19634
2. Administration Report