

Charter Bylaw 19673

To allow for a shared-use-path, stormwater management facility and a range of low density ground-oriented housing forms, The Uplands.

Purpose

Rezoning from AG to A, PU & RLD; located at 20704 - 23 Avenue NW and 2304 - 199 Street NW, The Uplands.

Readings

Charter Bylaw 19673 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 19673 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 16, 2021 and April 24, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The proposed rezoning will allow for a shared use path, stormwater management facility and a range of ground oriented housing forms that provides flexibility in lot sizes and widths to accommodate a mix of housing choices.

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

An associated plan amendment, Bylaw 19672, to allow for a 12 m wide naturalized corridor for ecological connectivity and introduce a shared-use-path along 25 Avenue NW/Uplands Boulevard NW is proceeding concurrently with this application. In addition, if approved, the boundaries of the North Saskatchewan River Valley Area Redevelopment Plan (Bylaw 19689) as well as to the North Saskatchewan River Valley and Ravine System Protection Overlay will be amended to incorporate portions of the subject site.

Public Engagement

Advance Notice was sent to surrounding property owners and the Wedgewood Ravine Community League on December 8, 2020. No responses were received.

Attachments

1. Charter Bylaw 19673
2. Administration Report (attached to Bylaw 19689 - item 3.3)