

**Bylaw 60-2017 Proposed Text Amendment to Summerwood Area Structure Plan
Bylaw 8-2015 (Ward 4)**

Applicant: Qualico Communities
Location: South of Highway 16 and west of Highway 21

Report Purpose

To provide information to Council to make a decision on first, second and third reading of a bylaw that proposes to amend the text of the Summerwood Area Structure Plan (ASP) Bylaw 8-2015 to increase the maximum density for Low Density Multiple Residential from 37 units per hectare to 50 units per hectare.

Recommendation

1. THAT Bylaw 60-2017, a bylaw that proposes to amend the text of the Summerwood ASP Bylaw 8-2015 to increase the maximum density for Low Density Multiple Residential from 37 units per hectare to 50 units per hectare, be given first reading.
2. THAT Bylaw 60-2017 be given second reading.
3. THAT Bylaw 60-2017 be considered for third reading.
4. THAT Bylaw 60-2017 be given third reading.

Council History

February 23, 2016 – Council amended the Summerwood ASP Bylaw 8-2015 with Bylaw 8-2016.

February 26, 2015 - Council adopted the Summerwood ASP Bylaw 8-2015.

Strategic Plan Priority Areas

Economy: The proposal supports the strategic goal of effective and efficient municipal infrastructure by providing an opportunity for higher residential densities in Summerwood.

Governance: To meet the strategic goal of public involvement and communicating with the community on issues affecting the County's future, the Public Hearing provides Council with the opportunity to receive public input prior to making a decision on the proposed ASP text amendment.

Social: The proposal supports the strategic goal of building strong neighbourhoods and communities to support the diverse needs of our residents.

Culture: n/a

Environment: n/a

Other Impacts

Policy: n/a

Legislative/Legal: The *Municipal Government Act* provides that Council may, by bylaw, amend a statutory plan. This Bylaw requires a public hearing.

Interdepartmental: The proposal was circulated to internal departments and external agencies. No objections were received.

Summary

The proposal is to amend the text of the Summerwood ASP Bylaw 8-2015 to increase the maximum density for Low Density Multiple Residential from 37 units per hectare to 50 units per hectare. The amendment would allow for a potential increase in residential density resulting from concurrently proposed Bylaw 58-2017 that proposes a reduction in minimum lot widths in the R3 Low to Medium Density Residential zoning district of Land Use Bylaw 6-2015. Further, concurrent Bylaw 59-2017 proposes text amendments to the North of Lakeland Drive Area Concept Plan to ensure consistency with the proposed changes to the ASP.

The purpose of the proposed ASP text amendment is to accommodate a product that the developer has been using in the region. The proposed amendment increases density to strive towards meeting the Edmonton Metropolitan Region Board's density targets, and reflects current regional market trends.

Communication Plan

Newspaper advertisement, website

Enclosures

- 1 Bylaw 60-2017
- 2 Strikethrough and shaded version showing proposed text amendments
- 3 Location Map
- 4 Air Photo