

Charter Bylaw 18489

To allow for low rise apartments, Westmount

Purpose

Rezoning from RF1 To RA7; located at 11039 - 130 Street NW.

Readings

Charter Bylaw 18489 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 18489 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on September 21, 2018, and September 29, 2018. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Previous Council/Committee Action

At the October 10, 2018, City Council Public Hearing, the following motion was passed:

That Bylaw 18488 and Charter Bylaw 18489 be referred back to Administration to conduct public consultation and engagement and encourage the applicant to attend the Public Hearing.

Report

This application proposes to rezone one lot to allow consolidation with the adjacent lot to the north, which is already zoned (RA7) Low Rise Apartment Zone, for development of a low rise apartment building. The Medium Scale Residential Infill Overlay will apply to the site once zoned RA7 and ensure contextual fit with the remaining (RF1) Single Detached Zone lots to the south. Accompanying Bylaw 18489 would amend a descriptive zoning map in the West Ingle Area Redevelopment Plan to reflect the rezoning.

Public Engagement

Advance Notice was sent to surrounding property owners and the presidents of the Inglewood and Westmount Community Leagues on June 4, 2018. Three responses

were received and are summarized in the attached City Planning Report.

Per the referral motion made at Public Hearing on October 10, 2018, City Planning met with the applicant. The applicant agreed to contact the residents who spoke at the Public Hearing and address their concerns, and to further attempt to contact neighbouring residents and property owners to understand if there are any further concerns with the proposal.

Attachments

1. Charter Bylaw 18489
2. City Planning Report (attached to Bylaw 18488 - Item 3.1)