

Charter Bylaw 18295

To allow the development of low density residential housing, Allard

Purpose

Rezoning from AG and RSL to RMD, located at 11910 - 41 Avenue SW and 12450 - 41 Avenue SW, Allard.

Readings

Charter Bylaw 18295 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 18295 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on August 3, 2018, and August 11, 2018. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The proposal rezones land from (AG) Agricultural Zone and (RSL) Residential Small Lot Zone to (RMD) Residential Mixed Dwelling Zone to accommodate a broad range of low density residential uses. The application conforms to the Allard Neighbourhood Area Structure Plan, which designates this area for low density residential.

Policy

The proposed rezoning supports the Municipal Development Plan, *The Way We Grow*, by providing housing choice and promoting the completion of developing neighbourhoods.

Corporate Outcomes

- Edmonton is attractive and compact

Public Consultation

Advance notice was sent on November 22, 2017, to surrounding property owners and Blackmud Creek Community League. City Planning received no responses to these notifications.

Attachments

1. Charter Bylaw 18295
2. Urban Form and Corporate Strategic Development Report