

Charter Bylaw 18492

To allow for small scale residential infill development, Jasper Park

Purpose

Rezoning from RF1 to RF3, located at 15004 - 89 Avenue NW, Jasper Park.

Readings

Charter Bylaw 18492 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 18492 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

Bylaw 18492 proposes to rezone a site from the (RF1) Single Detached Residential Zone to the (RF3) Small Scale Infill Development Zone. The RF3 Zone at this location would allow for the development of up to 4 units of Row Housing or Apartment Housing. This proposed rezoning is in conformance with the intent of the Residential Infill Guidelines and subject to the provisions of the Mature Neighbourhood Overlay which will ensure a sensitive and compatible built form.

All comments from affected City departments and utility agencies have been addressed.

Policy

- *The Way We Grow*, Edmonton's Municipal Development Plan

Corporate Outcomes

This Bylaw supports *The Way Ahead*, Edmonton's Strategic Plan through the following Corporate Outcomes and Strategic Goals:

- Edmonton is attractive and compact - This bylaw contributes to the goal of improving Edmonton's livability by facilitating appropriately scaled intensification of a corner site in a mature neighbourhood.

Public Consultation

On April 26, 2018, an advanced notice was sent to surrounding property owners as well as the presidents of the Jasper Park Community League and the West Edmonton

Council of Community Leagues. A summary of comments and concerns received in response to this public engagement is contained in the attached City Planning report.

Attachments

1. Charter Bylaw 18492
2. Urban Form and Corporate Strategic Development Report