

Charter Bylaw 18485

To allow for small scale infill development, High Park

Purpose

Rezoning from RF1 to RF3; located at 10748 - 151 Street NW, High Park.

Readings

Charter Bylaw 18485 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 18485 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

This application proposes to rezone the subject property to the (RF3) Small Scale Infill Development Zone, which is intended to allow for small scale housing and infill development up to four units, depending on site size and location. In this instance, the site is on a corner, and 688m² in area, which would allow for up to four units in a row housing configuration. The site area does not meet the minimum requirement of 750m² to develop apartment housing.

There is no plan in effect for High Park. This proposed rezoning represents a minor deviation from the Residential Infill Guidelines as the site is diagonally across from the Ken Newman Park instead of fronting the park.

Policy

The Way We Grow, Edmonton's Municipal Development Plan

Corporate Outcomes

Edmonton is attractive and compact.

Public Consultation

Advance notice was sent June 19, 2018, to 26 surrounding property owners and the High Park Community League. No responses were received.

Attachments

1. Charter Bylaw 18485
2. Urban Form and Corporate Strategic Development Report