

Charter Bylaw 18486

To allow for small scale infill development, McKernan

Purpose

Rezoning from RF1 to RF3, located at 11445 - 79 Avenue NW, McKernan.

Readings

Charter Bylaw 18486 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 18486 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 proposed (RF3) Small Scale Infill Development Zone provides the opportunity for increased density in the McKernan neighbourhood that is compatible with surrounding low density residential development, is in conformance with the McKernan-Belgravia Station Area Redevelopment Plan and meets the technical requirements of civic departments and utility agencies.

Policy

This application supports the policies of *The Way We Grow* by supporting continuous development and by providing a range of housing types and densities.

Corporate Outcomes

This application supports the policies of the City of Edmonton's strategic plan *The Way Ahead*:

- Edmonton is attractive and compact – the application is creating infill and increased density opportunities for the McKernan Neighbourhood

Public Consultation

An advance notice was sent to surrounding property owners as well as the presidents of the McKernan Community League, Belgravia Community League and the Central Area Council of Community Leagues. No responses to this notice were received.

Attachments

1. Charter Bylaw 18486
2. Urban Form and Corporate Strategic Development Report