

Charter Bylaw 18294

To allow for the development of medium density residential in the form of row housing, Allard

Purpose

Rezoning from RA7 to RF5, located at 11910 - 41 Avenue SW, Allard.

Readings

Charter Bylaw 18294 is ready for third reading. The associated Bylaw 18293 was referred to the Edmonton Metropolitan Region Board and was approved on June 14, 2018.

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on Friday, February 9, 2018, and Saturday, February 17, 2018.

Position of Administration

Administration supports this Bylaw/Resolution

Previous Council/Committee Action

At the February 26, 2018, City Council Public Hearing, the following motion was passed:

That Bylaws 18293 and 18294 be read a second time.

(Third readings of Bylaws 18293 and 18294 are withheld pending review by the Edmonton Metropolitan Region Board).

Report

The proposed rezoning from (RA7) Low Rise Apartment Zone to (RF5) Row Housing Zone will allow row housing development. This proposed use is compatible with the surrounding planned and existing land uses.

There is an associated amendment to the Allard Neighbourhood Area Structure Plan (Bylaw 18293) to facilitate this rezoning application. The amendment will update the affected plan map and statistics.

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

Policy

The proposed rezoning supports the Municipal Development Plan, *The Way We Grow*, by placing higher density development near a future LRT station, providing diversity in

housing types within the area, and promoting the completion of developing neighbourhoods.

Corporate Outcomes

- Edmonton is attractive and compact

Public Consultation

Advance notice was sent on October 2, 2017, to surrounding property owners, Blackmud Creek Community League, Heritage Point Community League. No responses to these notifications were received.

Attachment

1. Charter Bylaw 18294
2. Urban Form and Corporate Strategic Development Report (Attached to Bylaw 18293 – item 7.8)