

Bylaw 18158

To allow for low rise apartment housing, Baranow

Purpose

Rezoning from CSC to RA7, located at 12222 137 Avenue NW, Banarow.

Readings

Bylaw 18158 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 Bylaw 18158 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, February 9, 2018, and Saturday, February 17, 2018. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The purpose of the application is to rezone the northern portion of the subject site from (CSC) Shopping Centre Zone to (RA7) Low Rise Apartment Zone to allow for the opportunity to develop an apartment building up to a maximum height of 16 metres (approximately four storeys).

An associated amendment to the Castle Downs Outline Plan (Baranow Area) has been submitted to facilitate the proposed rezoning.

Comments from civic departments and utility agencies have been addressed.

Policy

The proposed rezoning supports the policies in *The Way We Grow* related to using land and infrastructure efficiently, and supporting redevelopment and residential infill that contributes to the livability and adaptability of established neighbourhoods.

Corporate Outcomes

- Edmonton is attractive and compact

Public Consultation

An advance notice was sent to surrounding property owners, the Carlisle and Kensington Community Leagues, Castle Downs Recreation Society Area Council and

Edmonton Area Council One Society Area Council on June 5, 2017. A summary of the responses received is included in the Urban Form and Corporate Strategic Development report.

Attachments

1. Bylaw 18158
2. Urban Form and Corporate Strategic Development (attached to Amendment to the Castle Downs Outline Plan (Baranow Area) – Item 3.1)