

Bylaw 18192

To allow for the development of small scale residential infill, High Park

Purpose

Rezoning from RF1 to RF3, located at 15410 - 110 Avenue NW, High Park.

Readings

Bylaw 18192 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 18192 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, January 5, 2018, and Saturday, January 13, 2018. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The proposed rezoning complies with the Residential Infill Guidelines, and meets the technical requirements of civic departments and utility agencies. The applicant proposes to rezone the site from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone. The applicant intends to build a four unit, row housing development. The regulations in the Zoning Bylaw, including the Mature Neighbourhood Overlay, ensure that any new building will not negatively impact adjacent residential development.

Policy

The proposed rezoning complies with the Established Neighbourhood Policies of the Municipal Development Plan, *The Way We Grow*, by optimizing the use of existing infrastructure and supporting infill that contributes to the livability of established neighbourhoods.

Corporate Outcomes

- Edmonton is attractive and compact - This rezoning contributes to the goals of improving Edmonton's livability and transforming Edmonton's built form by allowing for a sensitive, small scale increase in residential density at an appropriate location in a mature neighbourhood.

Public Consultation

An advanced notice was sent on August 1, 2017, to surrounding property owners and the High Park Community Leagues. City Planning received one response that expressed support of the proposed rezoning. More details are found in the attached report.

Attachments

1. Bylaw 18192
2. Urban Form and Corporate Strategic Development report