

## Bylaw 18265

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

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### Purpose

Rezoning from RF1 to RF3, located at 15202 - 108 Avenue NW, High Park.

### Readings

Bylaw 18265 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 18265 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

This application proposes to rezone land from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone. The applicant intends to develop row housing on the site, and a maximum of four units are permitted under the RF3 Zone.

There is no plan in effect for High Park, however this proposal retains the neighbourhood's low density residential character. Although it does not meet all locational criteria recommended in the Residential Infill Guidelines, this site represents an effective location for row housing. The property is situated in close proximity to school, park, transit, and commercial services. Four units of row housing achieves the same density that can be attained here with subdivision and redevelopment under the current RF1 Zone. This site is subject to Mature Neighbourhood Overlay regulations, in addition to requirements of the RF3 Zone. The Overlay ensures compatibility with surrounding residences to mitigate the impacts of new development.

Comments from civic departments and utility agencies have been addressed.

### Policy

- *The Way We Grow*, Edmonton's Municipal Development Plan

### Corporate Outcomes

*The Way Ahead*, Edmonton's Strategic Plan, is supported through the following Corporate Outcome and Strategic Goals:

- Edmonton is attractive and compact - This Bylaw transforms Edmonton's urban form and improves Edmonton's livability by diversifying housing choices and supporting appropriate infill redevelopment in proximity to existing school/park sites, commercial services, and transit.

### **Public Consultation**

On October 24, 2017, Urban Form and Corporate Strategic Development sent an advance notice to surrounding property owners and the High Park Community League. One response was received which deemed multi-family development undesirable and questioned the ability to provide sufficient parking on this site.

### **Attachments**

1. Bylaw 18265
2. Urban Form and Corporate Strategic Development report