

Amendment to the Abbottsfield Rundle Heights Community Development Plan

Recommendation:

That Attachment 1 of the December 4, 2017, Urban Form and Corporate Strategic Development report CR_5272, to amend the Abbottsfield Rundle Heights Community Development Plan, be approved.

(This recommendation can be considered after the statutory public hearing)

Purpose

Update "Amendment to Beverley Heights Land Use Districts" to reflect rezoning from RF1 to RF3.

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, November 17, 2017, and Saturday, November 25, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this amendment.

Report

The proposed amendment will change the Abbottsfield/Rundle Heights Community Development Plan to reflect changes created by Bylaw 18221. This includes changing the parcel of land at 11439 - 44 Street from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone.

All comments from civic departments and review agencies have been addressed. There is an associated Bylaw with this application (Bylaw 18221) to rezone the parcel of land from RF1 to RF3.

Policy

- *The Way We Grow*, Edmonton's Municipal Development Plan
- Abbottsfield/Rundle Heights Community Development Plan

Corporate Outcomes

This resolution supports *The Way Ahead*, Edmonton's Strategic Plan through the following Corporate Outcomes and Strategic Goals:

- Edmonton is attractive and compact - This bylaw contributes to the goals of transforming Edmonton's urban form and improving Edmonton's livability by creating more housing diversity near to existing parks and transit.

Public Consultation

Advance notice was sent on August 17, 2017, to surrounding property owners and the Beverley Heights Community League. City Planning received four responses to the advance notice. Please refer to the report for further information.

Justification of Recommendation

The proposal is consistent with the policies of the Municipal Development Plan, *The Way We Grow*, to facilitate redevelopment to higher value industrial uses in established industrial areas.

Attachments

1. Amendment to the Abbottsfield Rundle Heights Community Development Plan
2. Urban Form and Corporate Strategic Development Report