

Bylaw 18221

To allow for the development of a small scale infill, Beverly Heights

Purpose

Rezoning from RF1 to RF3, located at 11439 - 44 Street NW, Beverly Heights.

Readings

Bylaw 18221 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 18221 be considered for third reading."

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 Bylaw.

Report

The application proposes to rezone the site from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone. The applicant intends to build a row house on the site. The proposed rezoning conforms to the Abbotsfield/Rundle Heights Community Development Plan. The regulations in the Zoning Bylaw, including the Mature Neighbourhood Overlay, ensure that any new building will not negatively impact adjacent residential development. This application is accompanied by an associated resolution to amend the Abbotsfield/Rundle Heights Community Development Plan.

Policy

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

Corporate Outcomes

This Bylaw 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.

Attachments

1. Bylaw 18221
2. Urban Form and Corporate Strategic Development Report (Attached to Amendment to the Abbottsfield Rundle Heights Community Development Plan - Item 3.11)