

Bylaw 18228

To allow for small scale residential development, McKernan

Purpose

Rezoning from RF1 to RF3, located at 11218 - 72 Avenue NW, McKernan.

Readings

Bylaw 18228 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 18228 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 from the existing RF1 Single Detached Residential Zone to RF3 Small Scale Infill Development Zone. The RF3 zone would allow for single detached housing, semi-detached housing, or duplex housing, while allowing small-scale conversion and infill redevelopment. This conforms with the statutory plan in effect, and the Mature Neighbourhood Overlay is in effect. The applicant is seeking to develop a duplex development. The existing house is vacant and demolition is under way.

All comments from civic departments and utility agencies have been addressed.

Policy

- McKernan-Belgravia Station Area Redevelopment Plan

Corporate Outcomes

- Edmonton is attractive and compact: Transform Edmonton's Urban Form: The proposed zone allows for sensitive density addition to support a thriving community.

Public Consultation

Advance notice was sent on October 13, 2017, to 35 recipients including nearby property owners, the McKernan District Community League, and the Parkallen Community Association. Three responses were received with concerns about traffic and density.

Attachments

1. Bylaw 18228
2. Urban Form and Corporate Strategic Development Report