

## Bylaw 18196

To allow for a range of low density residential uses, Jasper Park

---

### Purpose

Rezoning from RF1 to DC2, located at 8721, 8725 and 8735 - 150 Street NW, Jasper Park.

### Readings

Bylaw 18196 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 18196 be considered for third reading."

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, October 27, 2017, and Saturday, November 4, 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 (DC2) Site Specific Development Control Provision to allow for the development of nine row housing units. In addition, this proposal includes the opportunity to develop secondary suites in association with the row housing and non-accessory parking at the rear of the site to provide additional staff parking for the Lynwood Shopping Centre.

### 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

This Bylaw supports *The Way Ahead*, Edmonton's Strategic Plan through the following Corporate Outcome 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 and improving the transition from the commercial edge, to the low density interior of the neighbourhood.

### **Public Consultation**

On February 13, 2017, the applicant sent out pre-application notification letters to surrounding property owners as well as the president of the Jasper Park Community League.

Advance notice was sent on April 19, 2017, to surrounding property owners and the Jasper Park Community League. Urban Form and Corporate Strategic Development received responses from one resident. Please refer to the Report for further information.

On June 15, 2017, Urban Form and Corporate Strategic Development held a public open house regarding this application.

A summary of comments and concerns received in response to this public engagement is contained in the attached Council report.

### **Attachments**

1. Bylaw 18196
2. Urban Form and Corporate Strategic Development Report