

Bylaw 18139

To allow for the development of medium rise apartment uses, Secord

Purpose

Rezoning from RA7 to RA8, located at 9615 - 231 Street NW, Secord.

Readings

Bylaw 18139 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 18139 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, August 11, 2017, and Saturday, August 19, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The proposed rezoning allows for a change in housing form low rise apartment to medium scale apartment uses on the subject site located between sites designated for medium density residential uses and adjacent to a site zoned for lower density residential uses. Regulations of the RA8 Zone provide site and design guidelines for development adjacent to zoned sites that allow lower density residential uses.

An associated amendment to the Secord Neighbourhood Structure Plan to accommodate this rezoning is also proposed under Bylaw 18132.

Policy

This application supports the policies of *The Way We Grow* by providing for contiguous development and infrastructure and multiple unit density at a neighbourhood level.

Corporate Outcomes

- Edmonton is attractive and compact

Public Consultation

An advance notice was sent out on June 16, 2017, to the surrounding landowners and Parkland County. A summary of the responses is contained in the attached Urban Form and Corporate Strategic Development report.

Attachments

1. Bylaw 18139
2. Urban Form and Corporate Strategic Development report (attached to Bylaw 18132 – Item 3.2)