

Bylaw 18177

To allow for low-rise residential infill development, McKernan

Purpose

Rezoning from RF1 to RA7, located at 11441- University Avenue NW, McKernan.

Readings

Bylaw 18177 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 18177 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, August 25, 2017, and Saturday, September 2, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The applicant proposes to rezone the site from (RF1) Single Detached Residential Zone to (RA7) Low Rise Apartment Zone and intends to develop apartment housing. The proposed rezoning will increase housing choices in the neighbourhood, which are predominately single detached dwellings. The proposed rezoning meets the technical requirements of civic department and utility agencies.

The current site is subject to the Mature Neighbourhood Overlay. The proposed change in zoning will make the site subject to the Medium Scale Residential Infill Overlay. The regulations in the Medium Scale Residential Infill Overlay will ensure any new building does not negatively impact adjacent low density residential development.

Policy

- Mckernan-Belgravia Station Area Redevelopment Plan
- The Municipal Development Plan - *The Way We Grow*

Corporate Outcomes

- Edmonton is Attractive and Compact, creating a vibrant and walkable city by allowing increased density within walking distance to a LRT station.

Public Consultation

An advance notice was sent out on October 6, 2016, to surrounding property owners, the Belgravia Community League, the Central Area Council of Community Council, the McKernan Community League and the Windsor Park Community League. A single response to the advance notice was received, as outlined in the report.

Attachments

1. Bylaw 18177
2. Urban Form and Corporate Strategic Development report