

## Bylaw 18140

To allow for the development of small scale residential site infill, Belgravia

---

### Purpose

Rezoning from RF1 to RF3, located at 11515 - 75 Avenue NW, Belgravia.

### Readings

Bylaw 18140 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 18140 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 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 duplex or semi-detached house. The regulations in the Zoning Bylaw, including the Mature Neighbourhood Overlay, ensure that any new building will not negatively impact adjacent residential development. The proposed rezoning conforms to the McKernan-Belgravia Station Area Redevelopment Plan, and meets the technical requirements of civic departments and utility agencies.

### 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

- Edmonton is attractive and compact

### Public Consultation

Advance notice was sent on July 5, 2017, to surrounding property owners and the Belgravia Community League. Urban Form and Corporate Strategic Development received responses from one resident. Please refer to the Urban Form and Corporate Strategic Development report for further information.

### Attachments

1. Bylaw 18140

2. Urban Form and Corporate Strategic Development report