

Bylaw 18141

To allow for small scale residential infill development, Crestwood

Purpose

Rezoning from RF1 to RF3, located at 9835 - 149 Street, Crestwood.

Readings

Bylaw 18141 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 18141 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 develop a duplex or semi-detached housing use. The regulations in the Zoning Bylaw, including the Mature Neighbourhood Overlay, ensure that any new building will not negatively impact the adjacent residential developments.

The proposed rezoning 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 May 4, 2017, to surrounding property owners, the Crestwood Community League, West Edmonton Community Council Area Council and the West Jasper-Sherwood Community League. Urban Form and Corporate Strategic Development received no responses to the advance notification.

Attachments

1. Bylaw 18141
2. Urban Form and Corporate Strategic Development report