

Bylaw 18072

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

Purpose

Rezoning from RF1 to RF3, located at 11250 - 75 Avenue NW, McKernan.

Readings

Bylaw 18072 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 18072 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, June 9, 2017, and Saturday, June 17, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The proposed rezoning conforms to the McKernan-Belgravia Station Area Redevelopment Plan, and meets the technical requirements of civic departments and utility agencies. The applicant 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.

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 April 12, 2017, to surrounding property owners and the McKernan Community League. Sustainable Development received one response to the advance notification. Please refer to the report for further information.

Attachments

1. Bylaw 18072
2. Sustainable Development report