

Bylaw 17726

To allow for a high density residential development and non-accessory parking

Purpose

To allow for the opportunity to develop an eight storey apartment building with 105 units and non-accessory parking at grade.

Readings

Bylaw 17726 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 17726 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, August 5, 2016, and Saturday August 13, 2016. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The application proposes to rezone the subject lands to allow for high density residential uses and non-accessory parking. A previous rezoning to allow for high density residential uses, Bylaw 15351, was approved by Council on March 8, 2010. This rezoning application proposes to add Non-accessory Parking as a use to the Site Specific Development Control Provision (DC2) to accommodate over-flow parking on site from the adjacent commercial development to the north.

Policy

The proposed rezoning conforms with the Rutherford Neighbourhood Area Structure Plan which designates the site for high density residential uses. The proposed rezoning is compatible with surrounding uses.

Corporate Outcomes

- Edmonton is attractive and compact
- Edmontonians are connected to the city in which they live, work and play
- Edmontonians use facilities and services that promote healthy living

Public Consultation

Sustainable Development sent an advance notice on November 12, 2015, to the surrounding property owners and the Heritage Point Community League. One response was received with questions about the proposal. Sustainable Development provided information about the proposed rezoning as well as the rezoning process.

Attachments

1. Bylaw 17726
2. Sustainable Development Report