

Bylaw 17616

To allow for the development of Semi-detached Housing, Sherwood

Purpose

Rezoning from RF1 to RF4, located at 15411 - 95 Avenue NW, Sherwood.

Readings

Bylaw 17616 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 17616 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, April 1, 2016, and Saturday, April 9, 2016. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

This application proposes to rezone the subject site in the Sherwood neighbourhood from (RF1) Single Detached Residential Zone to (RF4) Semi-detached residential Zone. The proposed zoning will allow the development of a semi-detached dwelling as a permitted use within the RF4 zone. It is applicant's stated intent to redevelop the site as such. The scale of infill proposed supports rejuvenating existing family-oriented residential areas and ensures that new development is compatible with existing development in the neighbourhood in terms of scale.

All comments from civic department or utility agencies have been addressed.

Policy

This application supports the policies of *The Way We Grow*, Edmonton's Municipal Development Plan, by facilitating redevelopment in an established neighbourhood and by helping to ensure broad and varied housing development potential are available in all neighbourhoods.

Corporate Outcomes

- Edmonton is a safe city
- Edmonton is attractive and compact

Public Consultation

Sustainable Development sent advance notification of this application on January 4, 2016, to surrounding property owners, the West Jasper-Sherwood Community League

and the West Edmonton Communities Council Area Council. No comments or expressions of concern were received as a result of the notification.

Attachments

1. Bylaw 17616
2. Sustainable Development report