

Bylaw 17619

To allow for the development of a residential, commercial mixed use development, West Jasper Place

Purpose

Rezoning from RF1 to DC2, located north of 95 Avenue and west of 153 Street NW, West Jasper Place.

Readings

Bylaw 17619 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 17619 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

The proposed rezoning from (RF1) Single Detached Residential Zone to (DC2) Site Specific Development Control Provision conforms to the Jasper Place Area Redevelopment Plan which designates the subject area as active edge housing, providing opportunities for ground oriented housing and associated small scale commercial uses. The proposed rezoning is compatible with the surrounding land uses and is within 400 metres of a future 95 Avenue LRT station.

All comments from affected City departments and utility agencies have been addressed.

Policy

The proposed rezoning supports *The Way We Grow*, Edmonton's Municipal Development Plan, by encouraging a minimum of 25 percent city-wide housing unit growth to locate in the Downtown and mature neighbourhoods and around LRT stations and transit centres where infrastructure capacity supports redevelopment. The rezoning also supports the MDP by supporting redevelopment and residential infill that contribute to the liveability and adaptability of established neighbourhoods and which are sensitive to existing development.

Corporate Outcomes

- Edmontonians are connected to the city in which they live, work and play.
- Edmonton is attractive and compact.

Public Consultation

The applicant sent pre-application notification letters, on June 29, 2015, to surrounding property owners and the West Jasper Place-Sherwood Community League. Sustainable Development sent advance notification of the application on November 26, 2015, to surrounding property owners and the West Jasper Place-Sherwood Community League, well as the West Edmonton Communities Council Area Council.

A summary of the responses are contained in the attached Sustainable Development report.

Attachments

1. Bylaw 17619
2. Sustainable Development report