

## Bylaw 17578

To allow for the redevelopment of a low density residential site, Canora

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### Purpose

Rezoning from RF2 to RF3, located at 10501 - 151 Street NW, Canora.

### Readings

Bylaw 17578 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 17578 be considered for third reading."

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, March 18, 2016, and Saturday, March 26, 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 from (RF2) Low Density Infill Zone to (RF3) Small Scale Infill Development Zone. The proposed rezoning conforms to the Jasper Place Area Redevelopment Plan by providing a variety of ground oriented housing opportunities around parks and open spaces.

Civic Department and utility agencies have reviewed this proposal and all requirements have been addressed.

### Policy

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

### Corporate Outcomes

- Edmonton is attractive and compact.
- Edmonton is a safe place.

### Public Consultation

Sustainable Development sent an advance notice of this application on August 24, 2015, to surrounding property owners and the Canora Community League. No expression of concern or questions were received in response to this advanced notification.

### Attachments

1. Bylaw 17578
2. Sustainable Development report