

Bylaw 17563

To allow for medium density residential development, Holyrood

Purpose

Rezoning from RF4 to RF6, located at 9412, 9418, 9424 and 9430 - 83 Street NW, Holyrood.

Readings

Bylaw 17563 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 17563 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, February 26, 2016, and Saturday, March 5, 2016. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

This application is to rezone four parcels of land from (RF4) Semi-Detached Residential Zone to (RF6) Medium Density Multiple Family Zone in the Holyrood Neighbourhood. The proposed rezoning will accommodate the development of Row Housing/Stacked Row Housing with a maximum height of 16 meters. Development of the site will also be subject to the Medium Scale Residential Infill Overlay and is a suitable form of housing within 400 meters of the future Holyrood transit station.

No civic departments or utility agencies have expressed concern regarding the proposed rezoning.

Policy

The proposed rezoning, located within an established neighbourhood, conforms with policies contained in the Municipal Development Plan, *The Way We Grow*, under goals of Managing Growth and Creating Complete, Healthy, Livable Communities, *The Way We Move* Transportation Master Plan, and the City of Edmonton's Transit Oriented Development Guidelines, as outlined in the attached Sustainable Development report.

Corporate Outcomes

- Edmonton is attractive and compact.
- The City of Edmonton has sustainable and accessible infrastructure.
- Edmontonians use public transit and active modes of transportation.

Public Consultation

Advance notification of the rezoning application was sent to surrounding property owners and the Holyrood Community League on December 21, 2015. Sustainable Development received two responses to the advance notification. The property owner of the adjacent corner lot to the north of the site had requested that the proposed development include adequate garbage disposal facilities and also requested for overhanging tree branches from the adjacent lot to the south to be removed. Another property owner submitted an email inquiry to ask of the number of units being proposed, the approximate market value of each unit, and construction timelines. In their communications the developer committed to addressing the comments and concerns of the adjacent property owner at the development and building permit stage. The applicant addressed the subsequent inquiry by responding directly to the resident to provide the requested information.

Attachments

1. Bylaw 17563
2. Sustainable Development report