

Bylaw 17562

To allow for the development of single detached housing, Kirkness

Purpose

Rezoning from RF3 to RSL, located within the old 153 Avenue NW road right-of-way and west of Victoria Trail NW, Kirkness.

Readings

Bylaw 17562 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 17562 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

The proposed rezoning will allow for the development of single detached housing in accordance with the Kirkness Outline Plan which designates this site for low density residential uses.

Civic departments and utility agencies have reviewed the proposed rezoning and all comments have been addressed.

The rezoning application is subject to the approval of Bylaw 17561 to close a portion of the old 153 Avenue NW road right-of-way.

Policy

The proposed rezoning supports *The Way We Grow* by promoting the completion of developing neighbourhoods and supporting contiguous development.

Corporate Outcomes

- Edmonton is attractive and compact: The proposed rezoning will allow for the development of a former road right-of-way and will support the logical continuation of single detached homes along 151A Avenue.
- -The City of Edmonton has sustainable and accessible infrastructure: The proposed rezoning optimizes public infrastructure by supporting the completion of a developing neighbourhood and providing housing in proximity to existing bus routes.

Public Consultation

Sustainable Development sent advance notification letters on February 18, 2015, to surrounding property owners the Fraser Community League, the Hairsine Community League, the Horse Hill Community League Association and the Clareview and District Area Council Area Council.

Sustainable Development received two responses to the advanced notice. Both respondents had questions and concerns about the associated road closure Bylaw 17561. A summary of comments received is contained in the attached report.

Attachments

1. Bylaw 17562
2. Sustainable Development (attached to Bylaw 17561 – Item 3.7)