

Bylaw 17526

To allow for low density residential uses, Starling

Purpose

Rezoning from RSL to RF4, located at 13245 and 13451 - 199 Street NW, Starling.

Readings

Bylaw 17526 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 17526 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, January 29, 2016, and Saturday, February 6, 2016. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The proposed rezoning will allow for low density residential uses, including semi-detached and duplex housing. The proposed rezoning conforms to the Starling Neighbourhood Structure Plan.

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

Policy

The proposed rezoning supports *The Way We Grow*, Edmonton's Municipal Development Plan, by supporting population thresholds in developing neighbourhoods and facilitating a mix of residential housing types.

Corporate Outcomes

- Edmonton is attractive and compact.
- The City of Edmonton has sustainable and accessible infrastructure.

Public Consultation

Sustainable Development sent an advance notice to surrounding property owners, the Cumberland/Oxford Community League and the Big Lake Estates Homeowners Association Area Council on June 19, 2015. One property owner responded and indicated no objection to the application.

Attachments

1. Bylaw 17526
2. Sustainable Development report