

## Bylaw 16985

To allow for small scale residential infill development, West Jasper Place

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### Purpose

Rezoning from RF1 to RF4, located at 9619 - 152 Street NW, West Jasper Place.

### Readings

Bylaw 16985 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 16985 be considered for third reading."

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, October 2, 2015, and Saturday, October 10, 2015. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this Bylaw.

### Previous Council/Committee Action

At the November 17, 2014, City Council Public Hearing, the following motion was passed:

That Bylaw 16985 be referred back to Administration to return to a future City Council Public Hearing following Council consideration of the proposed West Jasper Place Area Redevelopment Plan.

### Report

The subject site is located in the centre of the West Jasper Place neighbourhood across from Arthur Elliot Park and Sherwood Elementary School which is an activity node within the neighbourhood. The proposed rezoning conforms to the Jasper Place Area Redevelopment Plan as approved on August 24, 2015. The Jasper Park Area Redevelopment Plan supports a variety of ground-oriented housing opportunities such as duplexes/semi-detached units and row houses around parks and open spaces.

There are no outstanding technical concerns expressed regarding this proposed rezoning from civic departments and utility agencies.

### Policy

The proposed rezoning complies with and supports *The Way We Grow's* policies by encouraging housing unit growth in mature areas of the City and contributes to the livability and adaptability of established neighbourhoods. Further, this application supports the goals of promoting family-oriented housing and a greater range of housing choice in the vicinity of existing schools.

### **Corporate Outcomes**

This proposed rezoning supports the City's strategic goals of transforming Edmonton's urban form by increasing dwelling density and optimizing infrastructure as well as ensuring neighbourhoods have a range of housing choice to meet the needs of all demographic and income groups.

### **Public Consultation**

On August 12, 2014, an advanced notice was sent out to the surrounding property owners, the West Jasper-Sherwood Community League, and the West Edmonton Communities Council Area Council. Sustainable Development received two phone calls and 13 emails in opposition from the West Jasper-Sherwood Community League. A summary of the concerns raised by the surrounding property owners as well as Sustainable Development's responses to those concerns can be found in the attached Council report.

### **Attachments**

1. Bylaw 16985
2. Sustainable Development report