

Bylaw 17398

Amendment to the Strathcona Area Redevelopment Plan

Purpose

To change current policy to allow for a rezoning of property currently developed with low density residential use and allow for an apartment development of four storeys in height rather than the recommended three storeys in height.

Readings

Bylaw 17398 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 17398 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.

Report

Bylaw 17398 proposes to amend policies in Sub Area 2 (Mixed Low and Medium Density Residential Area) to support a rezoning of property developed as low density residential use as well as to allow for a four storey apartment.

Policy

This Bylaw is supported by the Edmonton Municipal Development Plan's strategic goals and policies by supporting redevelopment and residential infill that contribute to the livability and adaptability of established neighbourhoods, promoting the development of family-oriented housing and walkability in established neighbourhoods and optimizing the use of existing infrastructure in established neighbourhoods.

Corporate Outcomes

This proposed rezoning supports *The Way Ahead*, Edmonton's Strategic Plan's goals of providing sustainable and accessible infrastructure.

Public Consultation

On May 22, 2015, Sustainable Development sent an advanced notice to surrounding property owners as well as the Presidents of the Strathcona Community League, the Central Area Council of Community Area Council and the Old Strathcona Business Revitalization Zone. As a result of the initial input received, Sustainable Development held a public meeting on August 20, 2015. A summary of comments and concerns

received in response to this notification and public meeting is contained in the Sustainable Development report.

Attachments

1. Bylaw 17398
2. Sustainable Development report